



**Birch Court St. Peters Avenue, Maldon CM9 6EN**



**welcome to**

**Birch Court St. Peters Avenue, Maldon**

**\*\*GUIDE PRICE £210,000 - £220,000\*\*** TOP FLOOR APARTMENT with STUNNING VIEWS, situated within WALKING DISTANCE OF MALDON HIGH STREET and boasting SPACIOUS DOUBLE BEDROOM as well as LARGE LUXURY SHOWER ROOM and ALLOCATED PARKING.



### **Communal Entrance Hall**

Phone entry system, secure post boxes, meter cupboard, stairs to all floors with automatic lighting. Entrance door to property leading to :-

### **Entrance Hall**

Phone entry system, doors to :-

### **Kitchen / Living Room**

19' 10" max x 11' 10" ( 6.05m max x 3.61m )

Double glazed UPVC windows to front offering stunning views across Maldon and to the Blackwater Estuary, modern fitted kitchen comprising sink and drainer set in roll top surfaces with matching upstands and range of eye and base level units incorporating oven, electric hob with extractor over, fridge, freezer and washing machine. Built in breakfast bar. Radiator.

### **Bedroom**

15' 9" max x 12' 2" ( 4.80m max x 3.71m )

Double glazed UPVC window to rear, fitted wardrobes, under eaves storage, radiator.

### **Shower Room**

11' 10" max x 10' 10" ( 3.61m max x 3.30m )

Double glazed UPVC window to rear, luxury suite comprising walk in shower, low level WC and basin set in vanity unit with additional storage cupboards, heated towel rail.

### **Outside**

#### **Front**

Communal entrance with phone entry system.

#### **Parking Space**

Allocated parking within car park to front of development.

#### **Lease**

Term of Lease: 126 Years from 29th September 2020

Years Remaining: 121

Annual Ground Rent: £225, reviewed every 10 years and adjusted in line with RPI

Service Charge: £1,513.99

#### **Communal Garden**

The property enjoys access to communal gardens within the development, comprising a raised lawn with mature shrub borders.



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## **Birch Court St. Peters Avenue, Maldon**

- Penthouse Apartment
- Stunning Views
- Close to High Street
- Allocated Parking
- Spacious Rooms

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1513.99

Ground Rent: 225.00

This is a Leasehold property with details as follows; Term of Lease 126 years from 29 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104388 - 0005

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