



Maldon Court, Maldon Road, Colchester, CO3 3AH

welcome to

Maldon Court, Maldon Road, Colchester

This over 60s retirement apartment is situated in the popular Maldon Road area, within walking distance of Colchester's city centre with its range of shops, amenities and train station. The building benefits from communal areas such as lounge, library/games room, laundry room, gardens & parking.



Offered with NO ONWARD CHAIN, this retirement apartment is conveniently situated for access to the city centre and transport links and benefits from a lift. Accommodation comprises entrance hall, spacious lounge/diner, kitchen, double bedroom with bay window and bathroom. Externally there are communal gardens and communal parking.

Agents Note

The remaining lease term is less than 80 years. This could impact where a mortgage is required for purchase.

Entrance Door To:

Entrance Hall

Two built-in cupboards, two electric radiators, doors to:

Lounge / Diner

17' 8" x 10' 6" (5.38m x 3.20m)

Upvc double glazed window to rear, electric radiator, carpet, feature fireplace, leading to:

Kitchen

9' 3" x 6' (2.82m x 1.83m)

Upvc double glazed window to rear, range of matching white base and eye level units, roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, built-in fridge/freezer, space for oven with extractor over, space for washing machine.

Bedroom

12' 6" max into bay recess + wardrobe x 9' 10" (3.81m max into bay recess + wardrobe x 3.00m)

Upvc double glazed bay window to rear, carpet, electric radiator, built-in wardrobe with mirror fronted sliding doors.

Bathroom

Panel enclosed bath with shower over, low level w.c., wash hand basin, part tiled walls, heated towel rail, wood effect flooring.

Outside

The property benefits from communal parking and gardens.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/CCS120791



welcome to

Maldon Court Maldon Road, Colchester

- No Onward Chain
- Retirement Apartment
- Lounge/Diner & Kitchen
- Double Bedroom
- Bathroom
- Communal Gardens & Parking
- Communal Social Areas

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3000.00

Ground Rent: 356.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£90,000



directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS120791



Property Ref:
CCS120791 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk