48 Quest Place, Maldon , CM9 5AG

Guide price £240,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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An exceptional opportunity to acquire a well presented, three-bedroom duplex apartment, ideally situated in a sought after High Street location in Maldon. The apartment itself boasts an impressive open plan living room/kitchen, creating a bright and sociable space perfect for modern lifestyles. The kitchen area is well appointed, offering functionality and style. The property comprises three generously sized bedrooms, with the master bedroom benefiting from its own private en-Suite, providing a touch of luxury and convenience. A separate family bathroom serves the remaining bedrooms, ensuring ample facilities for residents and guests alike.

Entrance Hall
Entrance door, entry phone system, built in storage cupboard.

Bedroom 10'4 x 9'10 (3.15m x 3.00m)
Double doors to front with Juliette balcony, double glazed window to side, fitted wardrobe, door to:

En Suite
Double glazed window, low level w.c, hand wash basin, shower cubicle with wall mounted shower unit.

Living Area/Kitchen 18'2 x 15'7 (5.54m x 4.75m)
Doors to Juliette balcony, range of wall and base units, built in oven, built in fridge/freezer, sink unit set into worksurfaces, double glazed window to rear.

First Floor
Double glazed landing window.

Bedroom 11'1 x 10' (3.38m x 3.05m)
Double glazed window

Bedroom 11'1 x 8'11 (3.38m x 2.72m)
Double glazed window

Bathroom
Double glazed window to front, ladder towel radiator, low level w.c, wash basin, panelled bath, shaver point, extractor fan, tiled splash backs.

Property Information
Tenure: Leasehold
Council Tax Band: D
EPC Rating: D
Service Charge: TBC
Ground Rent: Approx. £600 P/A
Lease Term: Approx. 131 years remaining.

Parking
One allocated parking space

Agents Note, Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply. These checks must be completed and successfully verified before we are able to progress with the purchase.

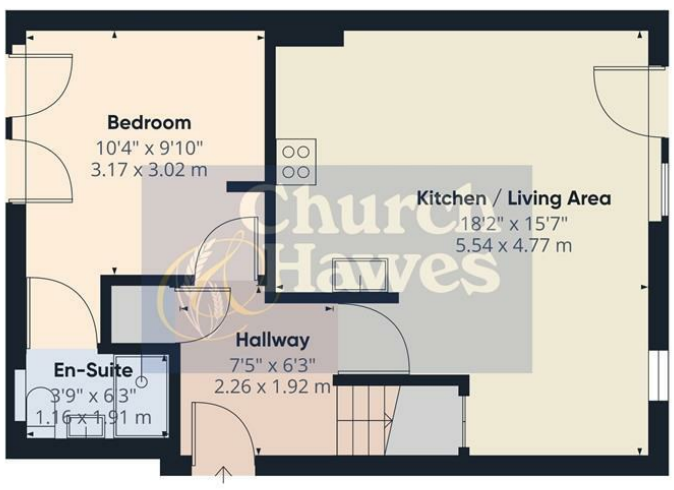
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.











Approximate total area(1)
786 ft²
73.1 m²

Reduced headroom
46 ft²
4.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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