



91 Wentworth Meadows, Maldon , CM9 6EH  
£225,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents

This TWO DOUBLE BEDROOM GROUND FLOOR maisonette is situated CLOSE TO MALDON HIGH STREET. The property is well presented with a modern bathroom, gas central heating and double glazing. Other features include a LOUNGE/DINER and direct access to the communal gardens. The property also sits overlooking a pleasant greensward area to the front.

**Entrance Hall**  
Main front door, understairs storage cupboard and

**Lounge 14'11 x 10'11 (4.55m x 3.33m)**  
Double glazed window, radiator, feature fireplace with electric fire, Opens through to;

**Kitchen 8'9 x 8'4 (2.67m x 2.54m)**  
Range of wall and base units, work top surfaces, stainless steel sink with drainer, cupboard housing wall mounted gas boiler, work top mounted electric hob, built in eye level oven. Space for further domestic appliances. Double glazed window and door leading out to the communal garden.

**Bathroom**  
'P' shaped bath with wall mounted power shower, wash basin with vanity storage beneath, low level WC, double glazed window, heated towel radiator.

**Bedroom One 11'10 x 11'6 (3.61m x 3.51m)**  
Double glazed window, radiator.

**Bedroom Two 11'6 x 9'2 (3.51m x 2.79m)**  
Double glazed window, radiator.

**Outside**  
Communal Gardens - 'west facing' some residents use this as 'unofficial parking' also somewhere to enjoy the summers and dry your washing.

**Property Information**  
Tenure: Leasehold - 136 years left approx  
Council Tax Band: B  
Ground Rent: £10.50 P/A  
Service Charge: £48.72 P/A  
Building Insurance: £152.44 P/A  
EPC Rating: D

All details are provided by the seller and must be taken in good faith. All buyers should seek advice from your legal representative.

**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.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

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.

