



Church  
Hawes



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46 Quest Place, Maldon , Essex CM9 5AG  
Price £240,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents



An exceptional opportunity to acquire a well presented, three-bedroom duplex apartment, ideally situated in a sought after High Street location in Maldon. This property is offered with No Onward Chain.

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. From the top floor, residents can enjoy picturesque River Views, adding to the property's unique appeal.

Further benefits include an Allocated Parking Space, a highly desirable feature in this central location. The property holds an Energy Efficiency Rating D and falls within Council Tax Band C. Its convenient position offers excellent proximity to Maldon's array of local amenities, including independent shops, cafes, restaurants, and leisure facilities. Reputable schools are also within easy reach.

First Floor

**Bedroom 11'6 x 10 (3.51m x 3.05m)**  
Double glazed window to front & side

**Bedroom 11'7 x 8'11 (3.53m x 2.72m)**  
Double glazed window to rear & side

**Bathroom**  
Obscure double glazed window to front, ladder towel radiator, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap, shaver point, extractor fan, tiled floor, tiled splash backs.

**Landing**  
Double glazed window to rear, airing cupboard, stairs down to:

Ground Floor

**Entrance Hall**  
Entrance door, inset lighting, wood laminate effect flooring, built in storage cupboard.

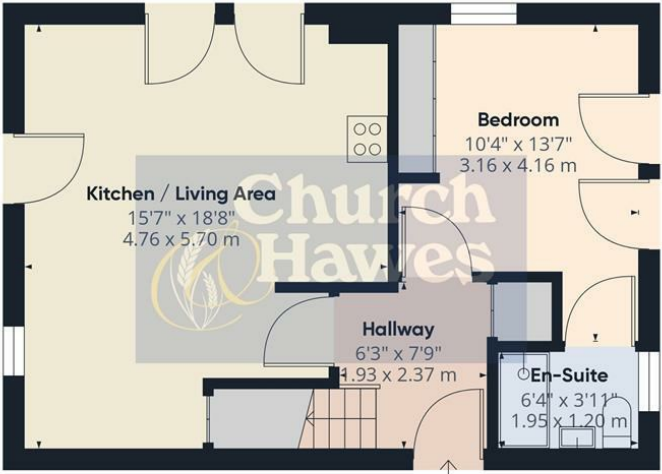
**Master Bedroom 13'7 x 10'4 (4.14m x 3.15m)**  
Double doors to front with juliette balcony, double glazed window to side, fitted wardrobe, door to:

**En-Suite**  
Obscure double glazed window to front, low level w.c, wash hand basin with mixer ta, tiled shower cubicle with wall mounted shower unit, shaver point.

**Open Plan Living Room/Kitchen 18'8 x 15'7 (5.69m x 4.75m)**  
Doors to Juliette balcony to side, door to rear with Juliette balcony, built in oven, built in fridge/freezer, built in dishwasher, sink unit set into worksurfaces, double glazed window to rear, wood laminate effect flooring.

**Parking**  
One allocated parking space.

**Agents Note**  
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.



Floor 0



Floor 1

Approximate total area <sup>®</sup>
818.82 ft <sup>2</sup>
76.07 m <sup>2</sup>
Reduced headroom
39.18 ft <sup>2</sup>
3.64 m <sup>2</sup>

(1) Excluding balconies and terraces:

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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