



Church

Triangle Place, Maldon, CM9 4BT
£310,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to this charming apartment located in the small gated development (6 apartments) Cloughton Court. Upon entering, you will find a welcoming open plan living area/kitchen that provides a warm and inviting space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an airy atmosphere throughout.

The apartment features two well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are versatile and can easily accommodate various furniture arrangements to suit your personal style.



Entrance Hall

Main entrance door, entry phone system, storage cupboard, radiator.

Cloakroom

Concealed cistern WC, hand wash basin, radiator, extractor fan.

Lounge/Kitchen 24'1 x 10'4 (7.34m x 3.15m)

Lounge Area - TV mounted to the wall with timber shelving, vertical radiator, twin double glazed windows, stairs to first floor.

Kitchen Area - Breakfast bar, range of wall and base units, work top surfaces, stainless steel sink with drainer. Integrated domestic appliances, built in oven and hob. Double glazed window, wall mounted gas boiler.

First Floor

Landing radiator, loft access (loft is boarded with pull down loft ladder).

Bedroom One 17'4 x 10'7 (5.28m x 3.23m)

Fitted wardrobes, twin 'Juliet balcony's', radiator, built in storage cupboard.

Bedroom Two 13'3 x 8'3 (4.04m x 2.51m)

Irregular shaped room which fills the turret with two double glazed windows and a radiator.

Bathroom

Bath with mains powered shower unit over, double glazed window, concealed cistern WC, wash basin, tall heated towel radiator and twin wall mounted storage units.

Outside

Allocated Parking Space, use of storage unit and communal gardens.

Property Information

Tenure: Share of Freehold, lease 125 years from 2012 (111 years remaining)

The freehold is owned by Cloughton Court management company and each flat owner (6 Flats) is a director for the management company.

Ground Rent: £100 P/A

Service Charge: £1,260 P/A

Council Tax Band: C

EPC Rating: C

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.



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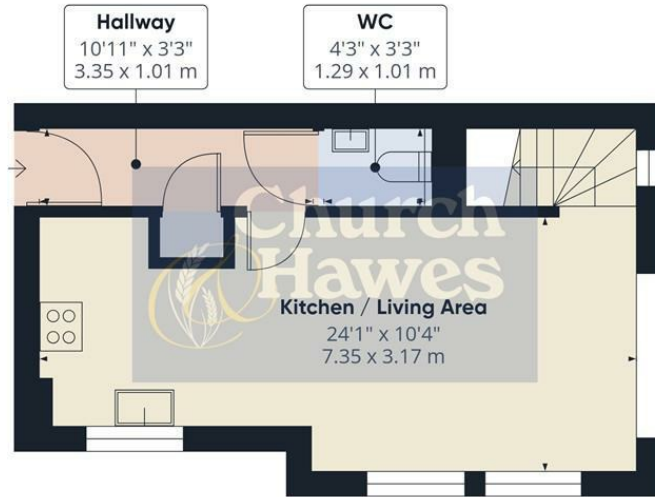


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Floor 0



Floor 1



Approximate total area⁽¹⁾

730 ft²
67.9 m²

(1) Excluding balconies and terraces

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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