



**Cloughton Court Triangle Place, Heybridge Maldon CM9 4BT**



**welcome to**

**Cloughton Court Triangle Place, Heybridge Maldon**

**\*\*GUIDE PRICE £200,000 - £210,000\*\*** Located within an EXCLUSIVE GATED DEVELOPMENT in the heart of Heybridge, within reach of BENTALLS SHOPPING CENTRE and a short drive to BLACKWATER RETAIL PARK, boasting spacious double bedroom with JULIET BALCONIES and ALLOCATED PARKING and SHARE OF FREEHOLD.



### **Communal Entrance**

Door opening to:-

### **Entrance Hall**

Radiator, doors to:-

### **Cloakroom**

Modern white suite comprising low level WC and wash hand basin, part tiled walls, extractor fan, radiator.

### **Lounge & Kitchen Area**

17' 8" max x 12' 4" ( 5.38m max x 3.76m )

#### **Lounge Area**

Double glazed windows to front and side, stairs rising to first floor with large storage cupboard under, radiator, open to:-

#### **Kitchen Area**

Double glazed window to front, modern fitted kitchen comprising stainless steel sink & drainer set in roll top surfaces with matching upstands and range of eye and base level units and integrated range of appliances, cupboard housing gas boiler.

### **First Floor**

#### **Landing**

Large landing with two built in cupboards, loft access, doors to:-

#### **Bedroom One**

13' 3" x 13' 3" ( 4.04m x 4.04m )

Two double glazed French doors to front opening to Juliet balconies, built in wardrobe.

#### **Bathroom**

8' 8" x 5' 7" ( 2.64m x 1.70m )

Double glazed window to front, modern white suite comprising panel bath with shower over, low level WC and wash hand basin. Part tiled walls, chrome heated towel rail.

### **Outside**

#### **Parking**

Gated access to car park with allocated parking space.

#### **Communal Garden**

Attractive lawned communal garden with mature shrub borders.

#### **Lease Details**

Lease Term: 125 Years from 1 January 2012

Remaining Term: 110 Years

Ground Rent: £0

Service Charge: £1,202.30 per annum

Share of Freehold: The property is sold with a one sixth share of the freehold.



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## Cloughton Court Triangle Place, Heybridge Maldon

- Stylish Modern Duplex Apartment
- Share of Freehold
- Peppercorn Ground Rent
- Allocated Parking
- Gated Development

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1202.30

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104727 - 0004

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