



**Birch Court St. Peters Avenue, Maldon CM9 6EN**



**welcome to**

**Birch Court St. Peters Avenue, Maldon**

SPACIOUS MODERN FIRST FLOOR MAISONETTE occupying a desirable position within WALKING DISTANCE OF MALDON HIGH STREET with its wealth of amenities, boasting EN SUITE TO MASTER BEDROOM, as well as FAR REACHING VIEWS and ALLOCATED PARKING. Offered with NO ONWARD CHAIN.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance

Entrance door from parking area leading to :-

## Lobby

Stairs rising to first floor leading to :-

## Landing

Loft access, doors to :-

## Lounge / Kitchen / Dining Room

31' 4" x 12' max ( 9.55m x 3.66m max )

Double glazed UPVC box bay window to side and further double glazed UPVC windows to rear with far reaching views over Maldon, radiator, fitted kitchen area comprising sink and drainer set in roll top surfaces with matching upstands and range of eye and base level units with range of integrated appliances, over stairs storage cupboard, further radiator.

## Bedroom One

11' 10" x 10' 6" ( 3.61m x 3.20m )

Double glazed UPVC windows to front and side, radiator, door to :-

## En Suite

Modern white suite comprising shower, low level WC and vanity basin, chrome heated towel rail.

## Bedroom Two

9' 10" x 8' 10" ( 3.00m x 2.69m )

Double glazed UPVC window to front, radiator.

## Bathroom

7' 3" x 6' 5" ( 2.21m x 1.96m )

Double glazed UPVC window to front, modern white suite comprising panel bath with shower over, low level WC and vanity basin, chrome heated towel rail.

## Outside

### Garden

Communal gardens comprising raised lawned area with mature shrub borders and bike store.

### Parking

Allocated parking space.

### Lease Details

Lease Length: 126 years from 29th Sept 2020

Remaining Lease: 120 years

Annual Ground Rent: £275

Annual Service Charge: £1,148



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## Birch Court St. Peters Avenue, Maldon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedrooms
- Modern Bathroom and En Suite

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

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.

guide price

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104843 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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