



**Wantz Haven, Maldon, CM9 5HA**

**Asking price £240,000**



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### Some More Information

From the entrance door you enter the entrance porch where a further door leads into the open plan sitting room and dining room with a bay window to the front elevation and sliding patio doors leading out to the rear.

The kitchen is fitted with a range of eye and base level cupboards and drawers beneath rolled edge worksurfaces and has space for a freestanding fridge freezer, washing machine, in addition to the 4-ring electric hob and eye-level oven. A feather door from the sitting area leads to the inner hallway where doors give access to 2 bedrooms, with bedroom one having a window to the front elevation whilst bedroom two has a window overlooking the communal rear garden.

Completing the accommodation is the shower room comprising corner shower enclosure with glazed sliding doors, low-level WC and pedestal wash hand basin.

### Externally

Located in the retirement complex the property has parking spaces located to the front which surround a central rectangular shaped garden area planted with mature shrubs and trees.

A pathway leads to the side of the block to the rear communal gardens where there are further areas of lawn and shop planting along with a greenhouse and communal race planting beds.

### Location

Maldon is a historic riverside town set beside the Blackwater Estuary, the High Street provides a wide selection of independent shops, cafés, restaurants and everyday services.

Promenade Park offers open spaces and waterside walks together with a range of leisure and community facilities.

### Sitting Room

15'8" x 12'5" (4.78m x 3.78m)

### Dining Area

8'6" x 8'1" (2.59m x 2.46m)

### Kitchen

7'10" x 7'2" (2.39m x 2.18m)

### Bedroom One

11'9" x 8'1" (3.58m x 2.46m)

### Bedroom Two

11'4" x 8'5" (3.45m x 2.57m)

### Bathroom

7'0" x 5'6" (2.13m x 1.68m)

### Services

Council Tax Band - C

Local Authority - Maldon District Council

Tenure: Leasehold.

Lease - 125 years from 1989 88 years remaining

Ground Rent - £160 per annum

Service Charge - Executor sale awaiting confirmation of details.

EPC - TBC

\*Ultrafast broadband available in the area via Openreach with speeds up to 5000mbps

\*Mobile coverage for the area is available from all four major networks. (Details obtained from Ofcom - August 2026).

\*Flood risk in the property location is considered a very low risk from surface water and rivers and sea, along with unlikely flooding from Groundwater and Reservoirs. (Details obtained from Gov.UK flood risk area August 2026).

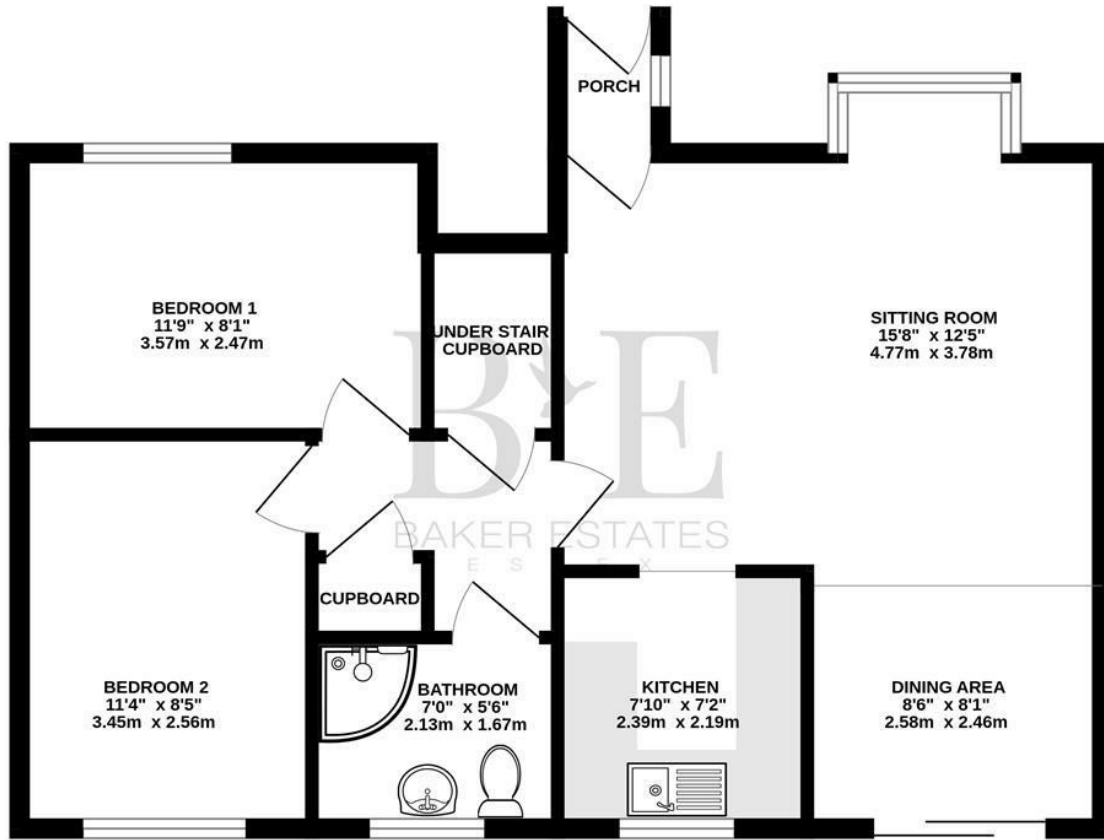
Mains Electric

Main Water

Mains Sewerage



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.