



Hill House Park, Maldon, Essex CM9 4FH
Price £370,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated within this character Grade II listed building within Central Maldon is this HIGHLY IMPRESSIVE TWO bedroom first floor apartment which offers panoramic views of Maldon and gardens. Internally the property offers HIGH CEILINGS and a TRIPLE ASPECT LOUNGE/DINER with SASH WINDOWS. The Master bedroom benefits from an EN SUITE shower room and kitchen with stunning views from the window seat. Hill House Park is a delightful HISTORIC setting with well tended gardens and is within reach of MALDON'S HISTORIC high street. The property also offers parking plus visitor spaces. Energy Efficiency Rating D.



Main Entrance Hall

The apartment is accessed via a character entrance door with staircase leading to the first floor and the apartment entrance door;

Entrance Hall

Entrance door, radiator, wood effect flooring, storage cupboard, ornate coving to high ceiling, doors to;

Master Bedroom 13'5" x 9'5" (4.09 x 2.87)

Sash window with pleasant garden views, radiator, wood effect flooring, coving to ceiling, door to;

En Suite

Sash window with impressive views, radiator, three piece white suite comprising of wc, wash hand basin, shower cubicle with shower system, part tiled to walls, wood effect flooring, coving to smooth ceiling;

Bedroom 2 13'4" x 9'5" (4.06 x 2.87)

Sash window with stunning views across Market Hill and beyond, radiator, wood effect flooring, feature fireplace, coving to smooth ceiling;

Bathroom

Three piece white suite comprising of wc, wash hand basin, bath with mixer tap and shower attachment, part tiled to walls, coving to ceiling, ladder towel rail.

Kitchen 10'8" x 9'9" (3.25 x 2.97)

Sash window with window seat offering stunning views across Market Hill and East of Maldon, wood effect flooring, selection of base and wall cabinets with built in appliances that includes oven, hob and extractor fan, Neff dishwasher, Siemens fridge/freezer and washing machine, sink and drainer unit. Part tiled to walls, coving to high ceiling;

Lounge/Diner 25'2" x 16'0" into bay (7.67m x 4.88m into bay)

This impressive TRIPLE ASPECT room offers STUNNING VIEWS of the gardens and across Maldon/Heybridge from the BAY and sash windows, two radiators, part panelled to walls, integral bookcase/shelving unit to the dining area, coving to the high ceiling. The Dining Area measures approx 11'5 x 9'7.

Gardens

The impressive communal gardens are landscaped and are a delightful place to relax, we understand from the vendor there is two parking spaces and visitors parking;

Agents Note

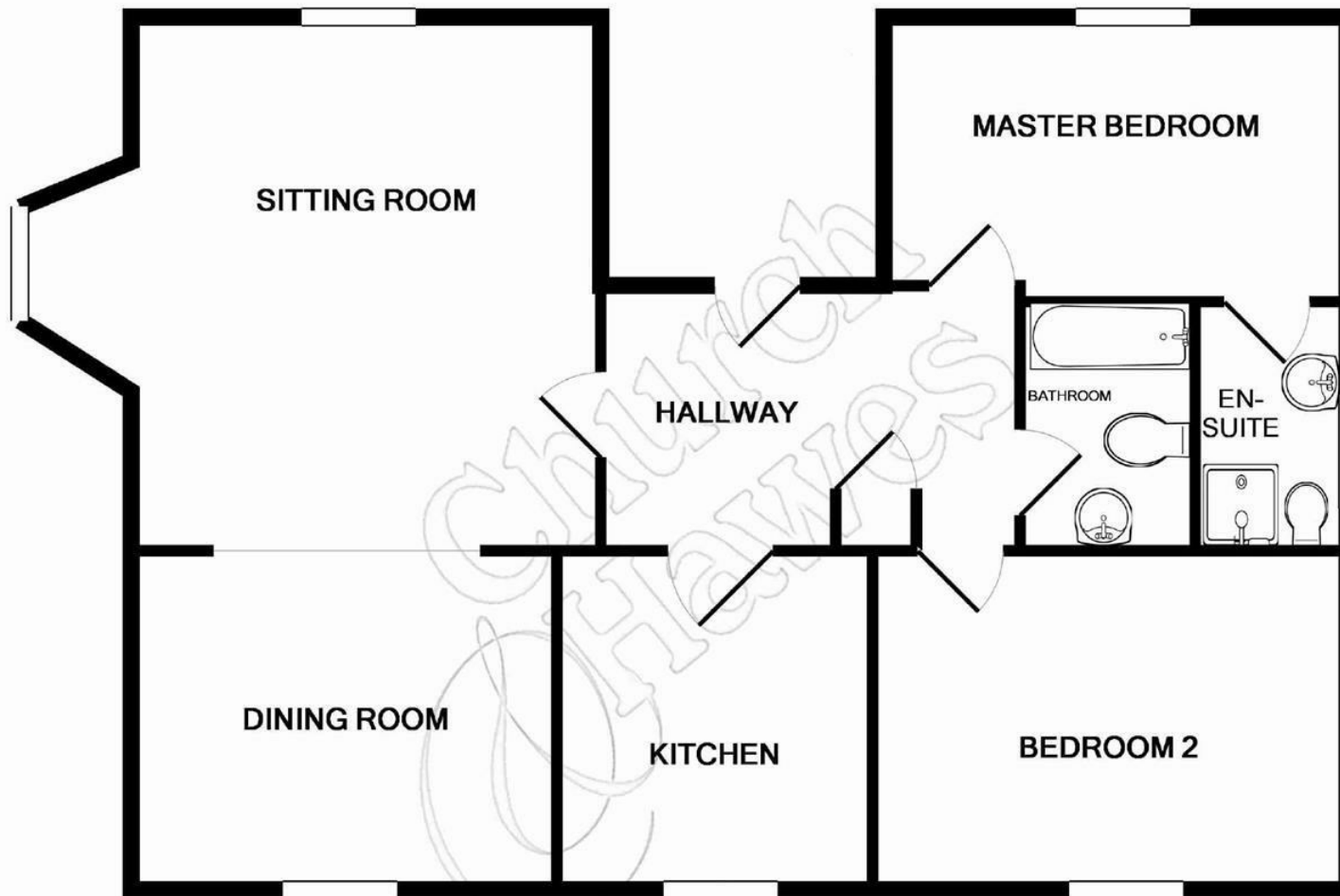
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself 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.

Agents Note

Please note that the property currently has a tenant in situ. We understand that the tenants are due to vacate the property 31/8/21. However no assurances can be given until the property becomes vacant. Please note that photographs are library images







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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