



MALDON COURT, MALDON ROAD, COLCHESTER, CO3

GUIDE PRICE £90,000





We are delighted to offer for sale this over 60's beautifully presented, one bed retirement apartment within the highly sought-after development Maldon Court which is within walking distance of the Town Centre. The property looks over the front of the development and is on the first floor comprising of a spacious lounge area, double bedroom, kitchen with appliances and bathroom with full suite. Further benefitting from being offered furnished, alternatively the owner can remove this if you require. An early viewing is advised to appreciate the accommodation to offer.

**ENTRANCE HALL**

Built in storage cupboard and night storage heater.

**LOUNGE**

16' 3" x 10' 10" (4.95m x 3.3m) Double glazed bay window to front, electric radiator and night storage heater. Walk through to kitchen.

**KITCHEN**

8' 5" x 7' 7" (2.57m x 2.31m) Vinyl flooring, fitted base and eye level units, built in electric oven and hob with extractor hood, washing machine, under counter fridge/freezer and sink with drainer.

**BEDROOM**

14' 8" x 9' 4" (4.47m x 2.84m) Double glazed window to front, electric radiator, double mirrored built in wardrobe.

**BATHROOM**

7' 2" x 5' 9" (2.18m x 1.75m) Fully tiled, panelled bath, low level WC, pedestal hand wash basin and electric towel rail.

**COMMUNAL AREAS**

Maldon Court enjoys a communal library and living room, outside the property has beautiful communal gardens which the residents can use at their leisure. There is also parking to the rear of Maldon Court which residents and visitors have use of.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		