1 Wilsons Court, High Street, Maldon, CM9 5BF

Leasehold
Offers In Excess Of
£160,000
Subject to contract

2 bedrooms
1 reception room
1 bathroom
This 2 bedroom first floor maisonette is offered to the market with no onward chain.
Some details

General information
This two bedroom first floor maisonette located just off of Maldon's picturesque High Street is offered to the market with no onward chain.

From the timber entrance door stairs rise to the first floor with two timber windows leading to the first floor landing where doors give access to all rooms. The kitchen comprises with a range of eye and base level cupboards and drawers beneath roll edge worksurfaces with space for fridge freezer, washing machine and free standing cooker, there is an inset single bowl stainless steel sink with drainer and window to the side elevation. The sitting room has a window to the side elevation and wall mounted electric panel heater as does the master bedroom which is a good size double. Bedroom two has a window to the side elevation along with an over stairs storage cupboard and is a single room. The family bathroom comprises panel enclosed bath, low level W.C and wash hand basin. The airing cupboard containing the domestic hot water cylinder.

Lounge
11' 5" x 9' 4" (3.48m x 2.84m)

Kitchen
9' 8" x 7' (2.95m x 2.13m)

Bedroom one
9' 8" x 9' 8" (2.95m x 2.95m)

Bedroom two
8' 11" max. x 7' 4" (2.72m x 2.24m)

Bathroom
6' 6" x 5' 9" (1.98m x 1.75m)

The outside
To the side of the property there is an area of hard landscaped communal garden with a brick constructed bin storage area. To the rear of the property there is off street parking for a single vehicle along with additional visitor parking space.

Where?
The property is situated in within the maritime town of Maldon being one of the oldest recorded towns in Essex and it’s high street boasts both local and national stores as well as quaint tea rooms, historic pubs and a mixture of restaurants.

Important information
Council Tax Band - B
Services - We understand that mains water, drainage and electricity are connected to the property.
EPC rating - D
Tenure – Leasehold
  o length of original lease – 125 years
  o unexpired term - 125 years
  o ground rent – £100 per annum
  o service charges - £600 per annum

Directions
From the centre of Maldon High Street proceed in a southerly direction towards the Promenade Park, the driveway turning can be found immediately after Victoria Road on the left hand side.

Further information
If you would like more information on this property and its surrounding location (schools, transport etc) please go to:

fennwright.co.uk

Viewing
To make an appointment to view this property please call us on 01376 516 464.

Particulars for 1 Wilsons Court, High Street, Maldon, CM9 5BF
To find out more or book a viewing
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Consumer Protection Regulations 2008

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