

PLOT 2, LIGHTERMANS PLACE

MALDON | ESSEX | CM9 5JG |



Situated on the new Lightermans Place development is this superb newly built semi detached, three bedroom house AVAILABLE TO PURCHASE ON A SALE AND LEASE BACK BASIS WITH GUARANTEED 5% YIELD (GROSS) whilst utilised as a show house. The property offers three bedrooms with en suite to master, stylish kitchen/diner with integrated Bosch appliances and good size living room with double doors opening to low maintenance landscaped garden. The property is fitted to a high standard throughout with white 'Roca' sanitaryware to bathroom and en suite. There is also a garage and block paved driveway and 10 year NHBC warranty. EPC awaited.



In Brief

10 Year NHBC Warranty

High Specification Throughout

Roca Gap Sanitaryware

Stylish Gloss Finished Kitchen/Diner With Bosch Appliances

En Suite And Dressing Area To Master Bedroom

Family Bathroom

Ground Floor W/C

Block Paved Driveway

Detached Garage

Landscaped Rear Garden

Lease Back Scheme For Approx 18 Months With 5% Yield

Call Us Now For More Information

Freehold

£350,000

REF: 398566



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Entrance Hall: Stairs lead to first floor landing, doors to following ground floor accommodation:

Cloakroom / W/C: Obscure UPVC double glazed window to front, concealed toilet cistern and w/c, hand wash basin, 'Amtico' flooring, radiator.

Kitchen/Diner 14'10 x 10: Double glazed window to front and side aspects, fitted range of stylish gloss fronted eye and base level units with complementary working surfaces and inset stainless sink and drainer with 'Hansgrohe', integrated fridge/freezer, Bosch electric oven, hob and extractor fan, LED lighting to underside of wall units, integrated recycling bins, radiator, space for dining table and chairs.

Living Room 17' x 12': Double glazed French doors and windows opening to rear garden, radiator.

First Floor Landing: Door to built in airing cupboard housing a Grade A rated gas fired condensing boiler system.

Bedroom One 10'3 x 10' plus Dressing Area: Double glazed window to rear, radiator, recess dressing area, fitted wardrobes, integrated shelving and hanging space.

En Suite: Obscure double glazed window to side, three piece suite with 'Roca Gap' sanitaryware comprising of concealed cistern w/c, double shower cubicle with glass screen and thermostatic shower mixer, pedestal hand basin, complementary ceramic tiled surround, 'Amtico Spasia' flooring, heated chrome towel rail.

Bedroom Two 10' x 9': Double glazed window to front, radiator.

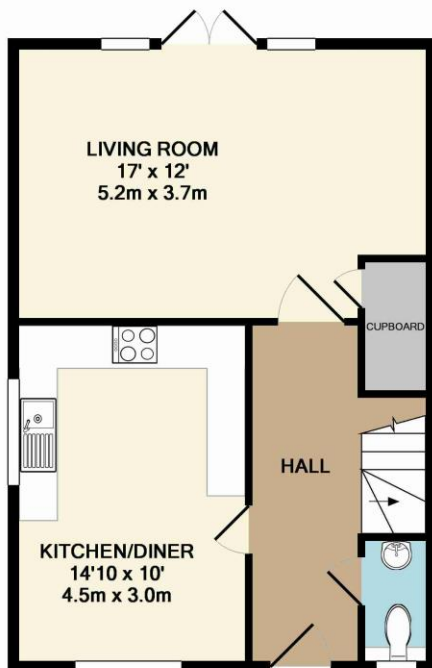
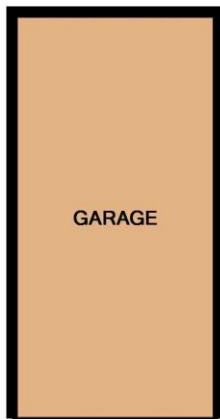
Bedroom Three 9'10 x 7': Double glazed window to front, radiator.

Bathroom: Obscure double glazed window to front, three piece contemporary white suite of 'Roca Gap' sanitaryware with concealed cistern w/c, hand wash basin, panel bath with mixer shower tap, full height 'Porcelanosa' tiling round bath with vertical tiling feature half height to remainder of suite, 'Amtico Spasia' flooring, heated chrome towel rail.

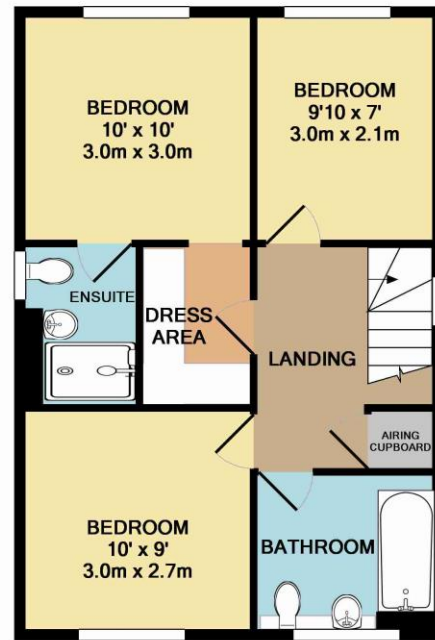
Rear Garden 40' Approximately: Attractively landscaped for low maintenance with brick pavers and flower beds, screen panel fence surround, side access gate.

Frontage: Small lawn area, woodchipped shrubbery, block paved driveway provides off street parking for 2/3 cars and leads to the detached garage (presently utilised as a Crest Nicholson Sales Office).





GROUND FLOOR
APPROX. FLOOR
AREA 639 SQ.FT.
(59.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1116 SQ.FT. (103.7 SQ.M.)

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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