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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



4 Wantz Haven, Princes Road, Maldon, Essex CM9 5HA Price £175,000

OFFERED FOR SALE WITH NO ONWARD CHAIN! An opportunity has arisen to purchase this TWO BEDROOM first floor retirement apartment. Situated within this popular development close to Maldon's historic High Street and boasting a wonderful part open aspect view to the front. Featuring accommodation comprising of kitchen, bathroom and a dual aspect lounge. Recently redecorated and newly fitted carpets. The development offers residents and visitors parking, communal garden and residents lounge facilities with on site Manager. Energy Efficiency Rating C.



Landing

Stairs leading from ground floor, access to loft. Doors to.

Master Bedroom 12'3 x 9' (3.73m x 2.74m)

Window, wall heater, wardrobes to remain.

Bedroom 2 11'4 x 8'7 (3.45m x 2.62m)

Window, wall heater, wardrobes to remain.

Bathroom

Kitchen 8' x 7'8 (2.44m x 2.34m)

Window. Base and wall cabinets with Bosch oven and hob. Sink and drainer unit with mixer tap, Washing machine and fridge freezer.

Lounge/Diner 16'4 x 16'4 narr to 8'6 (4.98m x 4.98m narr to 2.59m)

Dual aspect with windows to front and rear, two wall heaters. Door to Kitchen.

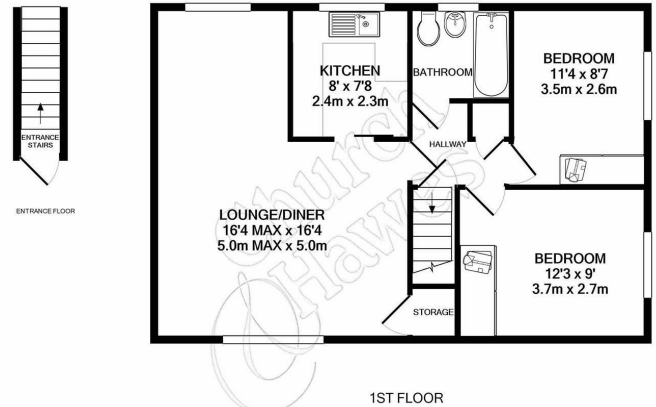
Wantz Haven

The development itself is a Retirement/sheltered housing complex comprising approx. 36 flats. Sizes 1 bedroom, 2 bedroom there is also Resident management staff and community alarm service. Amenities include: Lounge, laundry and garden.

Access to site Approximate Distances: bus stop 0.5 mile(s); shop 0.5 mile(s); post office 0.5 mile(s); town centre 0.5 mile(s); GP 100 yards; social centre 2 mile(s). Frequent social activities include darts, cards, coffee mornings, bingo, cross stich club, bowls, outings, theatre, etc., organised by House Manager manager. Both cats & dogs generally accepted (replacement by agreement) Leasehold.

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.



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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