



10 D'arcy Court, Maldon , Essex CM9 5UY
Price £250,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

PRESENTED TO THE HIGHEST STANDARDS THROUGHOUT! An opportunity has arisen to purchase this modern TOP FLOOR TWO BEDROOM APARTMENT ideally situated within close proximity to Maldon's historic High Street. Hosting a wealth of features with accommodation comprising of EN-SUITE FACILITIES SERVING THE PRINCIPAL BEDROOM, bathroom plus an impressive open plan lounge/dining room/kitchen. Further advantages include gas central heating plus a wonderful open aspect to the rear with views across playing fields. Externally the property boasts allocated parking space within a barrier controlled car park along with well tended communal gardens. Energy Efficiency Rating C.

Entrance Hallway

Entrance door, security entry phone system, radiator, access to loft space, doors to:

Bedroom 1 16'3 x 10'6 max (4.95m x 3.20m max)

Double glazed window to rear, radiator, coved to ceiling, fitted wardrobes, door to:

En-Suite

Ladder towel radiator, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit.

Bedroom 2 10'2 x 7' (3.10m x 2.13m)

Two velux windows to rear, radiator, coved to ceiling, fitted wardrobe, desk and draw unit.

Bathroom 6'6 x 5'7 (1.98m x 1.70m)

Radiator, bathroom suite comprising of wash hand basin with mixer tap, low level w.c, panelled bath with mixer tap and shower attachment, inset lighting to ceiling, light and shaver point, extractor fan.

Open Plan Living Room/Kitchen 26'8 x 12'8 reducing to 10'2 (8.13m x 3.86m reducing to 3.10m)

'Double glazed window to front, two velux windows to front, two radiators, coved to ceiling. Kitchen Area with sink unit set into work surfaces, tiled splash backs, built in oven, four ring hob and extractor hood, fitted base and wall mounted units, built in washing machine, built in fridge/freezer, walk in storage cupboard with light connected and wall mounted boiler.

Communal Garden & Parking

Well maintained communal gardens, allocated parking space within a barrier controlled parking area, cycle store & bin store.

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.

