



High Street, Maldon

CM9 5EG

CURTIS O'BOYLE

Sales & Lettings



Embassy Court. High Street, Maldon

CM9 5EG

£80,000

A one bedroom 3rd floor retirement flat for over 60's, with lift access, in need of refurbishment and offered with NO ONWARD CHAIN.

Located in the heart of Maldon, this prime location provides effortless access to the historic Promenade Park, the scenic Hythe Quay waterfront, and all the shops, amenities and charm of the High Street right on your doorstep.

ENTRANCE HALL Timber entrance door from communal hallway, textured and covered ceiling, electric storage heater, built in airing cupboard.

BATHROOM Textured and covered ceiling, extractor fan, panelled bath, close coupled WC, pedestal wash hand basin, wall mounted fan heater, emergency pull cord.

BEDROOM 12' 7" x 8' 10" (3.84m x 2.69m) Double glazed window to front aspect, textured and covered ceiling, wall mounted electric panel heater, built in wardrobe with mirrored sliding doors, emergency pull cord.

LOUNGE 17' 4" x 10' 5" (5.28m x 3.18m) Double glazed window to front aspect, textured and covered ceiling, wall mounted electric storage heater, emergency pull cord, arch to kitchen.

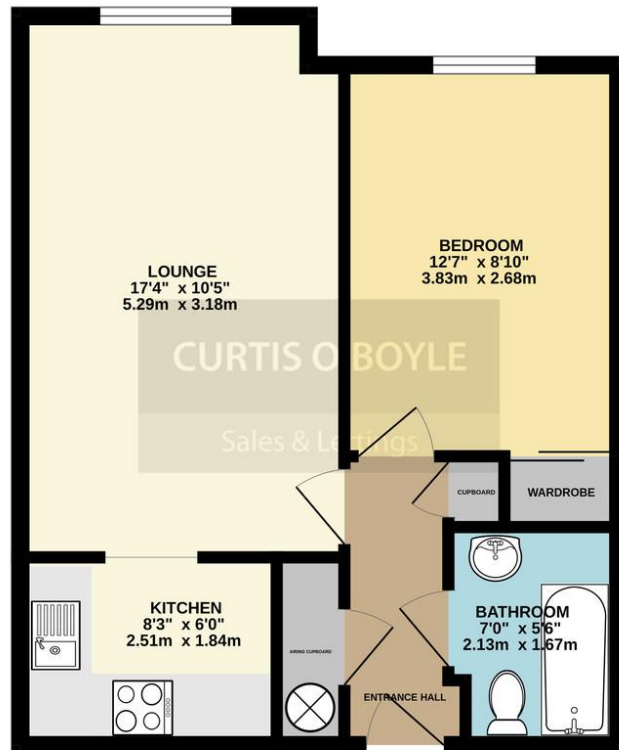
KITCHEN 8' 3" x 6' (2.51m x 1.83m) Fitted base and wall units, stainless steel sink unit inset into worktops, built in electric oven and four ring hob with hood above, part tiled walls, wall mounted electric fan heater.

LEASE INFO Information provided by seller, we advise that you ask your solidtor to verify.
Ground rent £164.72 every 6 months.
Service charge £4,072.70 per annum.
Lease Term: 125 years from 25 March 1987



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

THIRD FLOOR
434 sq.ft. (40.3 sq.m.) approx.



AWAITING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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