

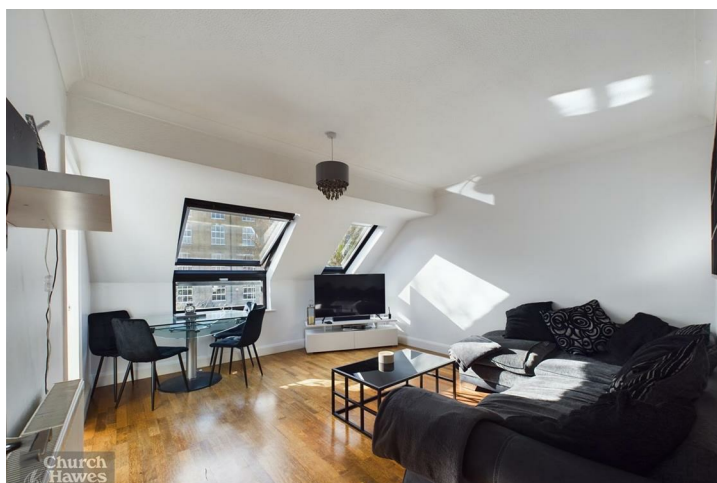


Wavebridge Court, Heybridge, CM9 4UY
Price £180,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A FIRST FLOOR WATERSIDE APARTMENT NOW AVAILABLE TO VIEW. This property affords views over the canal from both the Living Room and Kitchen. The property further comprises a Double Bedroom and Bathroom. The property is situated on the top floor of a two storey block with the communal entrance serving just two dwellings. Externally, the property benefits from a carport and additional permit to park within the communal Parking Area. We understand that the current lease has in excess of 80 years remaining. EPC: D, Council Tax: B.



Communal Entrance

Entrance door to front of block, stairs rising to First Floor.

Entrance Hall

Two full length storage cupboards, one housing immersion heater, radiator, wood effect flooring, doors to further accommodation including:

Bathroom 7'1 x 5'5 (2.16m x 1.65m)

Velux window, panelled bath with mixer tap with shower above and shower screen, wash hand basin with mixer tap, w.c., part tiled to walls, tile effect flooring, heated towel rail.

Bedroom 12'6 x 9'0 (3.81m x 2.74m)

Velux window to front, radiator, coved to ceiling.

Living Room 14'4 x 12'11 (4.37m x 3.94m)

Two velux windows, radiator, coved to ceiling, television point, door into:

Kitchen 11'7 x 6'9 (3.53m x 2.06m)

Velux window, range of matching units, roll edge work surface with stainless steel sink inset with mixer tap, space and plumbing for washing machine, low level oven, four ring electric hob with extractor, wine rack, tiled floor.

Exterior & Parking

The apartment boasts parking in a carport and a further additional space within the communal parking area (permit holders only). The communal garden areas around the property are also maintained by the management company.

Lease and Management details

The seller informs us that there is in excess of 80 years remaining on the lease.

Ground Rent: £100 p.a.

Management Charges: £4,500 p.a. while major works are completed. Expected to revert to £1,000-£1200 p.a after major works are completed this year.

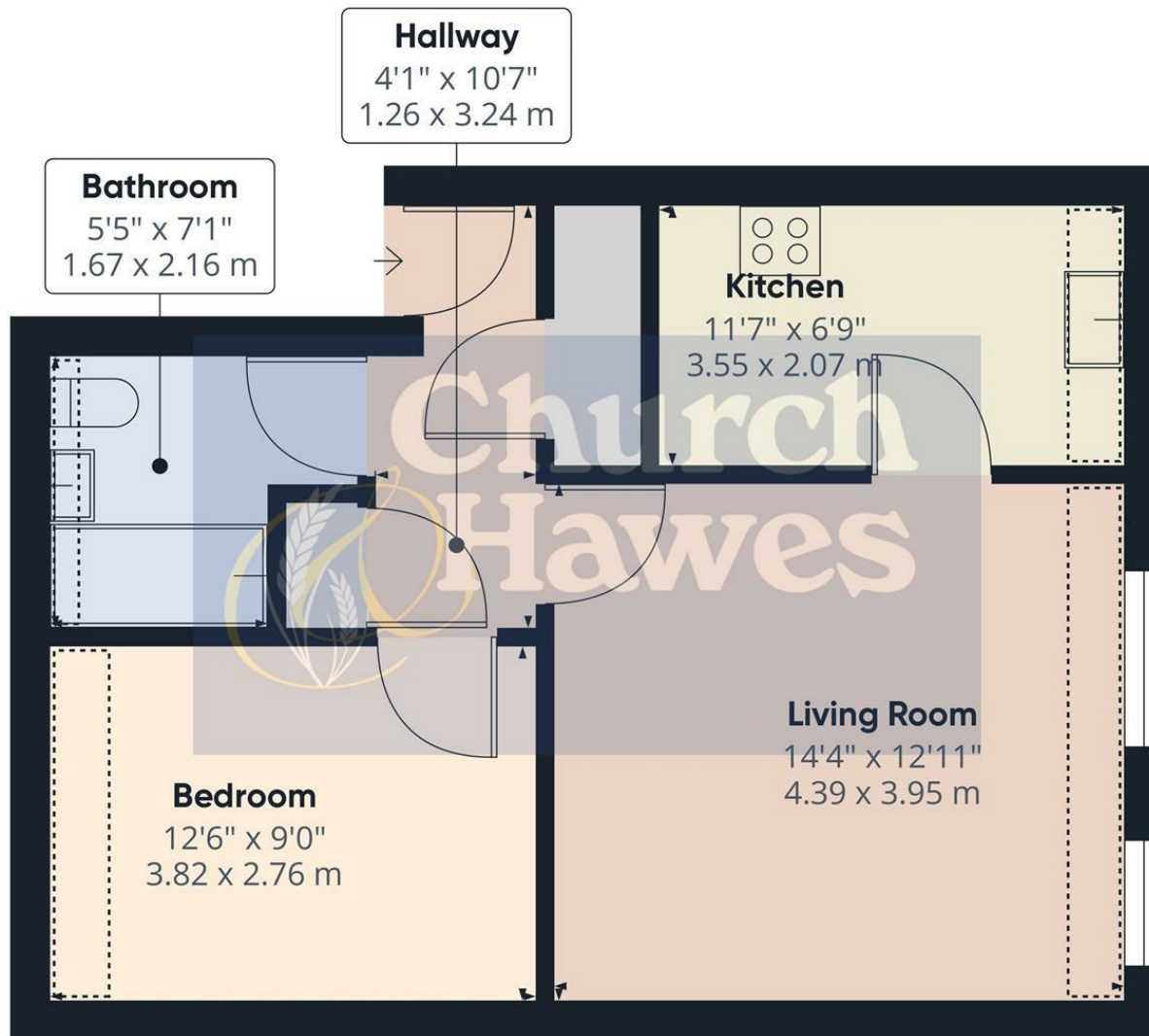
Agents Note

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.







Approximate total area⁽¹⁾

493.24 ft²
45.82 m²

Reduced headroom

44.83 ft²
4.16 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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