



8 D'arcy Court, Maldon , Essex CM9 5UY
Price £275,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A STUNNING OPPORTUNITY! has arisen to purchase this impressive TWO BEDROOM first floor apartment situated within CLOSE PROXIMITY TO MALDON'S HISTORIC HIGH STREET. Hosting a wealth of features to include En-Suite serving the master bedroom, bathroom plus AN IMPRESSIVE OPEN PLAN LOUNGE/KITCHEN/DINING AREA. Externally the property boasts allocated parking space plus communal gardens. Early internal viewing comes highly advised. Energy Efficiency Rating B.

Entrance Hall

Entrance door, radiator, coved to ceiling, two built in storage cupboards, security entry phone system, doors to:

Master Bedroom 13'1" x 12'9" (3.99 x 3.89)

Double glazed window to rear, radiator, coved to ceiling, fitted wardrobe with mirror fronted doors, door to:

En-Suite

Fitted with a white coloured suite comprising of low level w.c, wash hand basin with mixer tap, ladder towel rail, tiled corner shower cubicle with wall mounted shower unit, extractor fan, coved to ceiling, inset lighting to ceiling, light with shaver point.

Bedroom 2 9'0" x 9'0" (2.74 x 2.74)

Double glazed window to rear, radiator, fitted wardrobes with mirror fronted doors, coved to ceiling.

Bathroom 6'7" x 6'5" (2.01 x 1.96)

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

Open Plan Kitchen/Lounge 26'8" x 16'0" > 11'9" (8.13 x 4.88 > 3.58)

This impressive open plan living space incorporated French doors to front onto Juliette balcony, double glazed window to front, two radiators, inset lighting to kitchen area, built in Zanussi four ring hob, Baumatic extractor hood, built in Hotpoint oven, cupboard housing wall mounted boiler, drainer sink unit with mixer tap set into work surfaces,

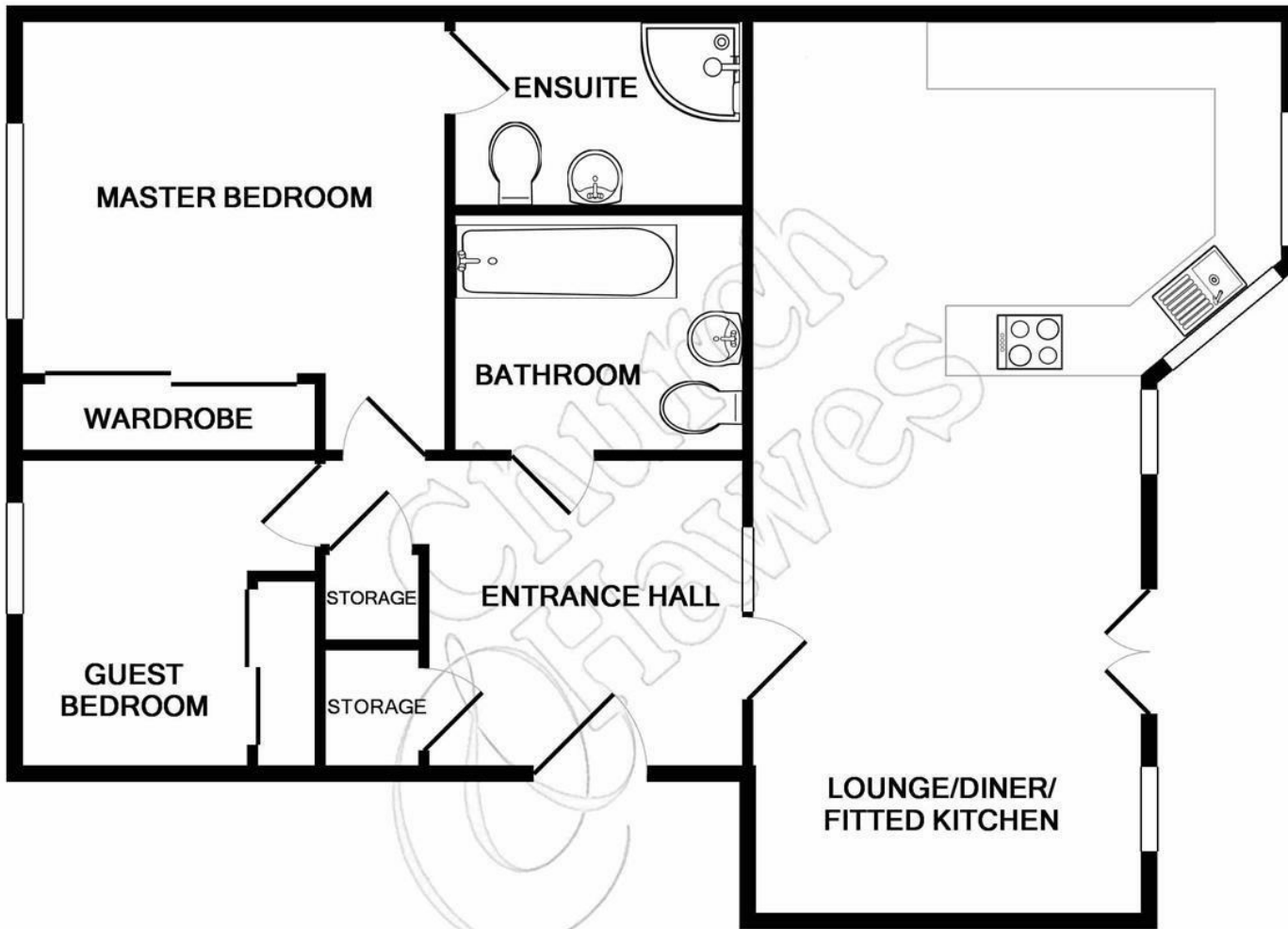
range of fitted base and wall mounted units, television and telephone points, coved to ceiling.

Exterior

Allocated parking space for one car, communal gardens.

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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