



Hill House Park, Maldon , CM9 4FH
 £450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

LOCATED WITHIN WALKING DISTANCE OF MALDON HIGH STREET IS THIS EXECUTIVE MEWS HOUSE. "The Hill House Park" development is one of Maldon's most sort after locations located on the site of the former Town Council Offices within a conservation area. This delightful home comprises Two Bedrooms on the upper floor both benefitting from high specification re-fitted En-Suite Shower Rooms. The lower floor features a dual aspect open plan Lounge/Dining Room with a combination of bay and sash windows. The remainder of this floor comprises a Cloakroom and Kitchen with combination boiler. Externally, the property enjoys a private paved Terrace and a Garage. The residents can also enjoy the well maintained Communal Gardens within the development. Viewing this pleasant and unique home is considered essential. Tenure: Share of Freehold - Council Tax Band: E - Energy Efficiency Rating C.

Entrance Hall

Entrance door, full length storage cupboard, further under stairs storage cupboard, coved to ceiling, dado rail, doors to further accommodation including:

Lounge/Diner 18'7 x 18'6 (5.66m x 5.64m)

Secondary glazed bay window, two further sash windows, two radiators, coved to ceiling, dado rail, television point.

Cloakroom

Low level w.c., wash hand basin with mixer tap, radiator, wood effect flooring.

Kitchen 11'7 x 8'8 (3.53m x 2.64m)

Two sash windows, range of matching units, stainless steel sink drainer unit with mixer tap set into work surface, low level oven, four ring gas hob with extractor, tiled splash backs, coved to ceiling, concealed wall mounted combi boiler.

Landing

Access to storage cupboard, coved to ceiling, stairs down to:

Bedroom 16'9 x 8'11 (5.11m x 2.72m)

Two sash windows to side, two radiators, access to loft, fitted wardrobe, coved to ceiling and door to

En Suite

Low level w.c., wash hand basin with mixer tap, tiled shower with dual shower attachment, heated towel rail, wood effect flooring.

Bedroom 10'11 x 9'8 (3.33m x 2.95m)

Bedroom - 3.33m x 2.95m plus study area (10'11 x 9'8 plus st - Two sash windows and further secondary glazed bay window, radiator, coved to ceiling.

En Suite

Window, low level w.c., wash hand basin with mixer tap, double shower with aqua board dual shower attachment, coved to ceiling.

Outside Terrace

Paved seating area with low level metal fencing to boundary gate to stairs leading to lower level.

Garage 18'10 x 15'5 (5.74m x 4.70m)

Electric up and over door to front window to rear, power and light connected.

Communal Gardens

Mainly laid to lawn with a range of planting and seating areas.

Lease Details

Lease And Management Charge Details - 999 year lease formed in the early 2000's. £125 monthly management charge payable to the development, additional £60 management charge payable to Hill House Mews.

Agents Note & Money Laundering

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 themselves 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

