



18 Ben Cobey Avenue, Maldon , CM9 6FT  
Price £260,000

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



Situated in the sought-after location of Ben Cobey Avenue, Maldon, this modern second-floor apartment offers an exceptional opportunity for buyers seeking a blend of contemporary living and convenience. Boasting Two Bedrooms, two well-appointed Bathrooms, and a generous Entrance Hall, this property is designed for comfortable living.

The heart of this home is its Contemporary Dual Aspect Kitchen/Living Space, which provides an ideal area for relaxation and entertaining, complemented by a private Balcony. The kitchen area is seamlessly integrated, ensuring a fluid living experience. Both bedrooms are well-proportioned, with the master benefiting from an En-Suite shower room, alongside a separate Family Bathroom. The apartment is Double Glazed throughout, contributing to its excellent EPC rating of B, ensuring energy efficiency and lower running costs.

Further enhancing its appeal, this property includes Two Parking Spaces, a significant advantage in this popular area. Its convenient location offers easy access to local amenities, schools, and transport links, making it an ideal choice for a variety of purchasers. Viewing is essential to fully appreciate the quality and lifestyle this modern apartment provides. Priced at £260,000 and a Council Tax band B, this represents a superb opportunity.

**Entrance Hall**  
Entrance door front communal hall, full length storage cupboard, wood effect flooring, doors to further accommodation including:

**Bedroom 10'11 x 8'5 (3.33m x 2.57m)**  
Double glazed window, radiator, fitted wardrobe with mirrored doors, door to:

**En-Suite 7'0 x 3'9 (2.13m x 1.14m)**  
Tiled shower unit, pedestal wash hand basin with mixer tap and tiled splash back, low level w.c., heated towel rail, extractor fan.

**Bedroom 10'11 x 8'3 (3.33m x 2.51m)**  
Double glazed window, radiator.

**Family Bathroom 7'3 x 6'7 (2.21m x 2.01m)**  
Obscure double glazed window, suite comprising, panelled bath with tiled walls, shower attachment and shower screen, low level w.c., wash hand basin with tiled splash backs and mixer tap, heated towel rail, tiled floor, extractor fan.

**Contemporary Living Space 21'5 x 11'3 (6.53m x 3.43m)**  
Incorporating Kitchen/Dining/Living Area. The Kitchen/Dining Area features Double glazed window, range of matching units with integrated fridge/freezer, dishwasher and washing machine, integrated oven, four ring gas hob with extractor, stainless steel sink/drain unit with mixer tap set into work surface, cupboard housing boiler. Open plan to: Living Area, radiator, television point, radiator, double glazed windows and double glazed double doors to:

**Balcony 11'2 x 4'6 (3.40m x 1.37m)**  
Metal rail, decked floor, views over a small wooded area.

**Block location**  
The block is conveniently located opposite a children's play area.

**Parking**  
Two parking spaces (side by side).

**Agents Note, Money Laundering & Referrals**  
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 which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure compliance and satisfy customer due diligence.

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

**Further material information**  
We are waiting to receive lease and management information at this time.

