



**St. Johns Court, Mayland, Essex CM3 6GH**  
**Price £155,000**

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Located within the desirable waterside village of Mayland, this one bedroom first floor apartment which is being sold with NO ONWARD CHAIN! The property features lounge plus kitchen area and bathroom and externally there is a parking space and communal gardens. The property is also situated within walking distance of local amenities. Energy Efficiency Rating: C. Council Tax Band: A. Tenure: Leasehold. Unexpired Term Remaining apx 950 years. Service Charge & Ground Rent Combined: Apx £1000.00 pa.

### First Floor

Security phone controlled entrance door leads to communal hallway stairs rise to first floor landing,

### Entrance Hall

Entrance door to the hallway, textured ceiling, loft hatch, open to lounge, door to:

### Bedroom

8'11" x 8'0" (2.72 x 2.44)

Sealed unit double glazed window to front , textured ceiling , built in wardrobe with mirrored door and telephone point.

### Lounge

12'9" x 11'4">12'11" (3.89 x 3.45>3.94)

Sealed unit double glazed bay window to front , textured ceiling , door to bathroom, television and telephone points and open plan to:

### Kitchen

8'7" x 5'4" (2.62 x 1.63)

Sealed unit double glazed window to fron , textured ceiling , extractor fan, fitted White kitchen units comprising: stainless steel single sink and drainer unit and mixer taps inset to worksurface with cupboard and storage space under, plumbing for washing machine, adjacent work surface, built in oven and hob concealed extractor fan, cupboards and drawers under, worksurface with storage space under extending to reverse breakfast bar, 2 wall cupboards, tiled splash backs to work surface and vinyl flooring.

### Bathroom

Sealed unit double glazed window to side , textured ceiling , extractor fan, three piece soft cream suite comprising of low level wc, vanity wash hand basin , panelled bath tiled surround, wall mounted electric shower , tiled splash backs shaver point and light, airing cupboard housing hot water cylinder.

### Exterior

Allocated Parking space, visitors parking, communal gardens

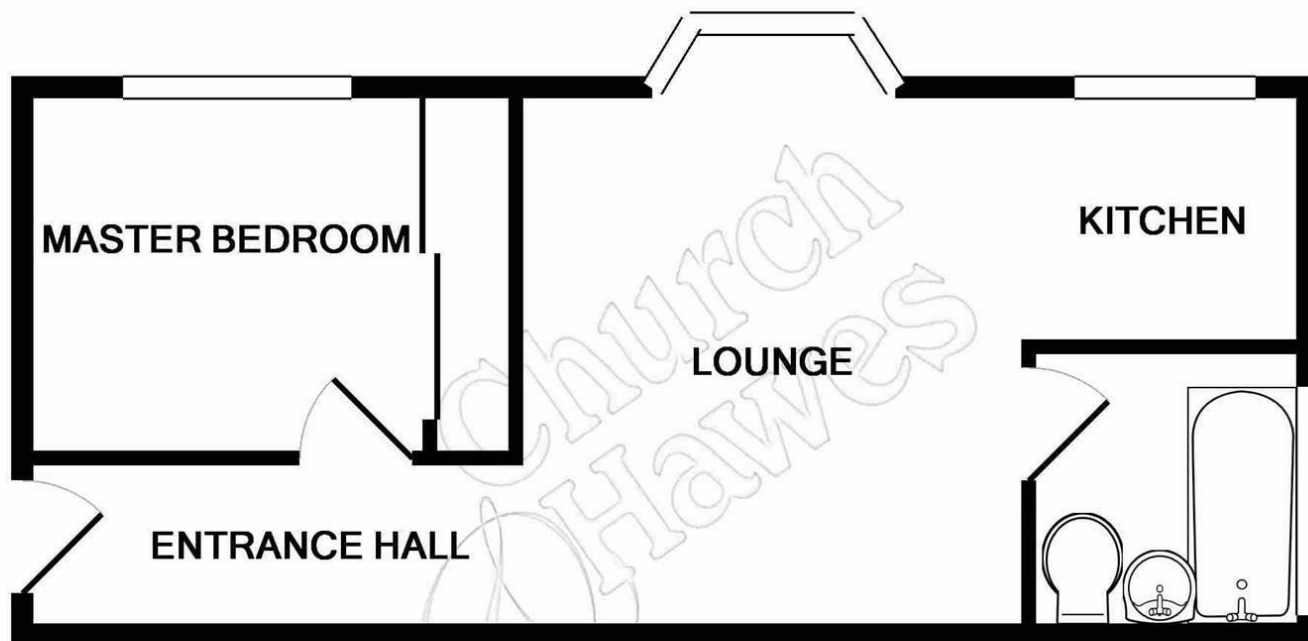
### Agents Note

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING – By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm





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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