

Paul Mason Associates



Latchingdon Road, Cold Norton, CM3 6GN

Guide price £240,000

- No Onward Chain
- Spacious Accommodation Throughout
- Two Double Bedrooms
- Open Lounge, Breakfast Room, Kitchen
- Fitted Family Bathroom
- Bedroom & Fitted En-Suite To Master Bedroom
- Close to Golf Course
- 2.8 Miles to Train Station
- Allocated Parking
- EPC - C

No Onward Chain.....This well-presented two bedroom duplex apartment is conveniently situated in the sought after village of Cold Norton. The village of Cold Norton has a primary school with an outstanding Ofsted rating, local playing fields, a park, local shop and other local amenities including Three Rivers Golf and Country Club, public house and numerous countryside walks.

The property is situated over the first and second floor, with a large main bedroom and fitted en-suite to the upper level. The remaining accommodation is to the lower level and comprises an open plan lounge, dining room and fitted kitchen, a second bedroom plus a fitted family bathroom. Externally there is an allocated parking space to the rear. To fully appreciate the size and finish of this unique property, an internal viewing is highly recommended.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>			
<small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small>		<small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small>	
71	80		
<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

ACCOMMODATION

Communal Entrance

Security entrance system and stairs leading to first floor.

FIRST FLOOR

Entrance Hall

4.6m x 2.2m (15'1" x 7'2")
Entrance door and entry phone system. Stairs to Second Floor. Storage cupboard below. Radiator. Doors to :-

Lounge/Kitchen/Breakfast Room

6.5m x 4.4m (21'3" x 14'5")
Double glazed dual aspect windows to front and side. Inset spotlights. T.V point. Wood effect flooring. Radiator. Opening too :-

Kitchen Area with wooden units fitted to eye and base level finished with stone effect work surfaces. Stainless steel sink and drainer with mixer taps. Tiled splashbacks. Integrated four ring hob with extractor hood over. Built in electric oven and fridge/freezer. Space for dishwasher and washing machine.

Bedroom Two

3m x 2.8m (9'10" x 9'2")
Double glazed window to rear. Radiator.

Family Bathroom

2.8m x 1.7m (9'2" x 5'6")
Obscure double glazed window to side. Three piece white suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W/C. Part tiled walls. Tiled effect flooring. Heated towel rail.

SECOND FLOOR

Bedroom One

4.8m x 4.2m (15'8" x 13'9")
Double glazed window to front. Access to loft hatch. Built in wardrobe. Eaves storage cupboards. One housing hot water cylinder and immersion. Wood effect flooring. Radiator. Doors to :-

En-suite shower Room

2m x 1.8m (6'6" x 5'10")
Velux window to rear. Fitted three piece suite comprises enclosed shower cubicle with attachments. Pedestal washing hand basin. Low level W/C. Fully tiled walls. Wood effect flooring. Heated towel rail.

Exterior

Parking

One allocated parking space.

Lease Details

112 Year lease
Service charge - £1,297.80PA
Ground rent - £100 PA

Services

Gas- N/A
Electric- Mains
Water- Mains
Drainage- Mains
Heating- Electric Central Heating
Local Authority: Maldon District Council

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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