



## 91 Wagtail Drive, Maldon, Essex CM9 4YP Price £130,000

ARE YOU LOOKING FOR AN INVESTMENT OR AN OPPORTUNITY TO GET ON THE LADDER? GROUND FLOOR STUDIO APARTMENT WITH FIELDS TO THE REAR & A LONG LEASE OF APPROX 955 YEARS!. As well as the LIVING AREA the Studio incorporates a separate BATHROOM and KITCHEN. COMMUNAL GARDEN. Parking at the property is provided via an allocated space. NO ONWARD CHAIN is also offered. Energy Efficiency Rating E. Council Tax Band A.





### Communal Entrance

Entrance door, communal hall way accessing individual studios, further door to Communal Garden.

### Entrance

Door to Living Area and:

### Bathroom

Panelled bath with hand holds and shower mixer tap, low level WC, airing cupboard. Wash hand basin, extractor fan, Wall mounted fan heater, tiled splash backs.

### Living Area 14'8 x 9'10 (4.47m x 3.00m)

Two double glazed windows, wall mounted electric heater, storage cupboard, door to:

### Kitchen 9'2 x 5'3 plus recess (2.79m x 1.60m plus recess)

Double glazed window, recess providing space for Fridge/Freezer, folding table, space and plumbing for washing machine, low level oven and four ring electric hob, sink drainer unit set into work surface, range of matching units, wall mounted heater.

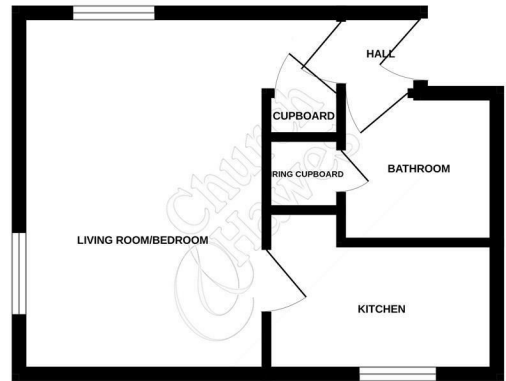
### Exterior and Parking

Communal Garden, one allocated Parking Space.

### Agents Notes

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. Parking spaces should be checked, clarified and confirmed via your solicitor/legal representative.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The accuracy, quantity and quality of items shown on this floor plan and no guarantee as to their quantity or efficiency can be given. Map data ©2024

