

Beresfords Est 1968



Beresfords

Asking Price £135,000

Leasehold | 1 Bed | 1 Bath | Flat/Apartment | Ground Floor | Council Tax Band A | EPC C | Ref MAS260131

Courtland Place Maldon CM9 6YE

**** INVESTMENT OPPORTUNITY ****

Beresfords are delighted to offer this good sized, one bedroom, ground floor apartment in the popular Keeble Park development. The property is being sold with a tenant in situ.

- Tenant in situ
- Investment opportunity
- Cash buyers only
- Ground floor apartment
- Spacious lounge / diner open plan to kitchen
- One bedroom with built-in wardrobes
- Allocated parking
- Popular Keeble Park development



Scan the QR code for full details and key information on this property.





Beresfords - Maldon Sales

Beresfords Residential
7 High Street
Maldon
Essex
CM9 5PB

T: 01621 853 111

E: maldonsalesdept@beresfords.co.uk

www.beresfords.co.uk

Room Dimensions

Entrance Hall

Lounge / Diner 14'4" x 11'5" (4.37m x 3.48m)

Kitchen Area 9'2" x 5'3" (2.8m x 1.6m)

Bedroom

Bathroom 8' x 10'9" (2.44m x 3.28m)

Service Charge (per annum): £540.00 (TBC)

Lease Expiry Date: 01/01/2090 (63 Years Remaining)

Ground Rent (per annum): £120.00

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property

GROUND FLOOR

