



Mallards, Mayland CM3 6TN
£155,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located in the river fronted village of Maylandsea which offers an array of shops, two public houses/restaurants, doctors surgery, a marina and wonderful coastal and rural walks. The nearby village of Southminster is only 4.7 miles away offering further shops and a railway station linked to London Liverpool Street Station.

This first floor one bedroom flat offers very well presented and cared for accommodation, including a spacious open plan lounge and kitchen with breakfast bar, a double bedroom and bathroom. The flat has its own allocated parking, guest spaces and a well kept generous communal garden for all residents to enjoy.

Secure entry phone system

Secure entry phone system on the main block entrance.

Entrance and hallway

Entrance door to the hallway which has quality wood effect Herringbone flooring running into all the rooms, except the bedroom. Loft access and open plan to the lounge and kitchen.

Lounge

14'8 max x 13'3

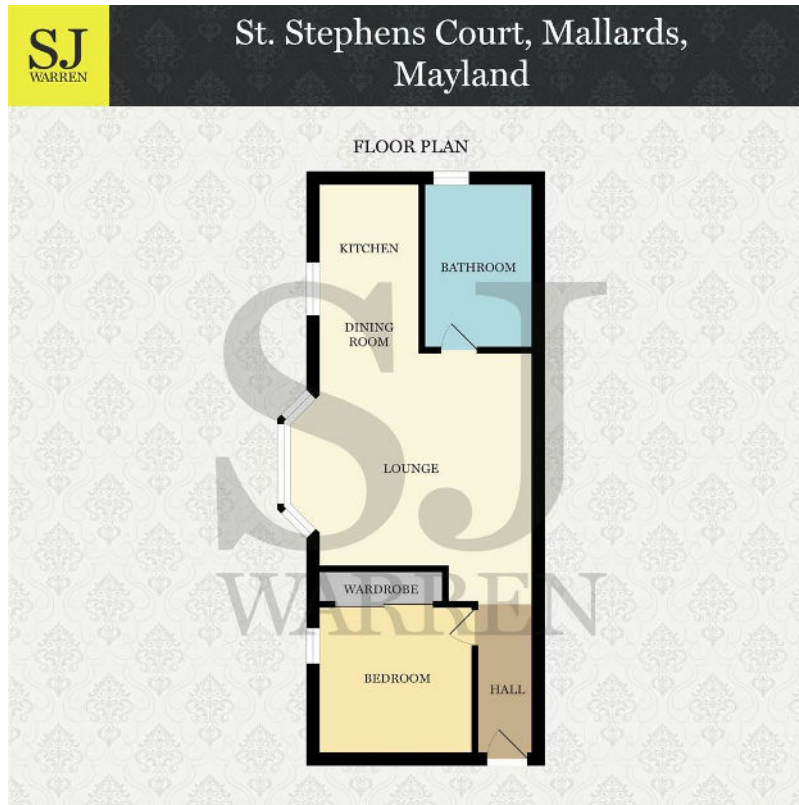
This is a lovely bright and airy room and decorated and kept to a high standard, along with all the rooms in the flat. Double glazed bay window to the front, television point, wall mounted electric heater and open plan to the kitchen.

Kitchen

8'9 x 5'4

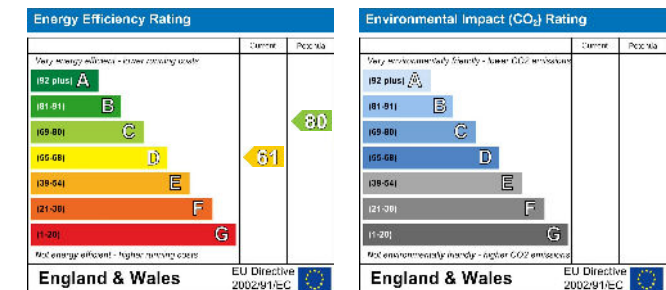
The open plan modern style living works particularly well. The kitchen has a range of modern white high gloss eye level units with back tiling, matching base units and drawers with marble effect work surfaces and matching breakfast bar. Inset stainless steel sink, inset electric hob with above stainless steel extractor and oven below, plumbing for washing machine, space for a fridge/freezer and a double glazed window to the front.

Bathroom



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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