

Paul Mason Associates



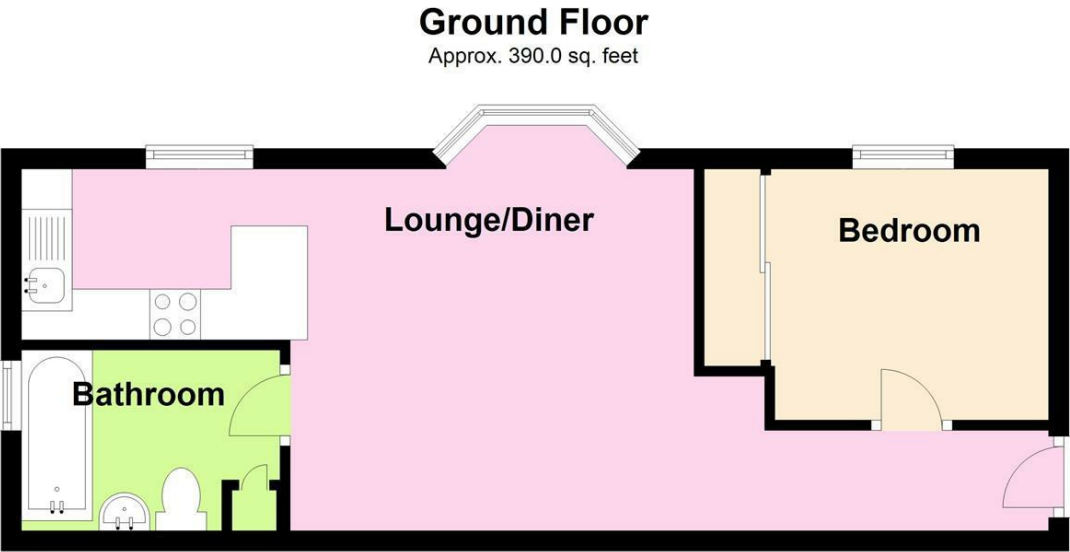
Nipsells Chase, Mayland, Essex, CM3 6GH
Offers in excess of £150,000

- Ground floor apartment
- One bedroom
- Bathroom
- Lounge
- Kitchen
- Communal gardens
- Parking
- Great investment opportunity
- EPC - TBC

NO ONWARD CHAIN.... One bedroom ground floor apartment set within communal gardens and benefiting from an allocated parking space. The property is accessible via a security entry system which gives access to the entrance hall that opens into the lounge and fitted kitchen. The remaining accommodation includes a bedroom and bathroom. The apartment is located within the village of Mayland which benefits from a range of shops, eateries, school, doctors and marina.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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



Total area: approx. 390.0 sq. feet

Produced by Property Trader 01245 323355Disclaimer:All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.

Distances

Maylandsea Primary School -
0.5 miles
Maylandsea Medical Centre - 1
mile
The Trinity Medical Practice -
0.6 miles
Mayland Shops - 1 mile
Maylnad Marina - 1.1 mile
Maldon - 7.6 miles
Chelmsford City - 15.8 miles
Althorne Train Station - 3.1 miles

All mileages are approx.

Accommodation

Communal Entrance

Security entrance door and
door to:

Entrance Hall

Entrance door, security entry
phone, opening to:

Lounge

3.90m x 3.49m (12'9" x 11'5")
Walk-in bay window to side.
Dado rail. Opening to:

Kitchen

2.64m x 1.64m (8'7" x 5'4")
Window to side. Units fitted to
eye and base level finished with
lamine roll top work surfaces
and tiled surround. Stainless
steel sink unit with drainer and

mixer taps. Built-in oven, hob
and extractor. Space for fridge
and washing machine.

Bedroom

2.80m plus wardrobe x 2.48m
(9'2" plus wardrobe x 8'1")
Window to side. Built-in
wardrobes with sliding mirror
doors.

Bathroom

Obscure window to rear. Suite
comprising bath with shower
over, pedestal wash hand basin
and low level w.c. Tiled floor and
walls. Built-in airing cupboard
housing hot water cylinder and
immersion.

Exterior

Communal gardens and
allocated parking space.

Leasehold information

Services

Gas- N/A
Electric- Mains
Water- Mains
Drainage- Mains
Heating- Electric
Local Authority -

Viewings.

Strictly by appointment only
through the selling agent Paul
Mason Associates on 01621
742310.

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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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
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