



Cooper Court Spital Road, Maldon , CM9 6DU  
 £125,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A CONVENIENT ONE BEDROOM RETIREMENT APARTMENT LOCATED WITHIN A POPULAR "McCarthy Stone" Development. Within reach of Maldon town centre, this pleasant home features a Double Bedroom with fitted wardrobes, shower room, living room and a 'squared' kitchen. This apartment is also conveniently located close by to the lift! This development also offers a Residents' Lounge, on-site House Manager (working hours apply), Laundry Room and Guest Bedroom. This property is offered with No Onward Chain.

**Entrance Hallway**

Emergency intercom, door entry system, intruder alarm, smoke detector. Illuminated light switch. Ceiling light fitting. Power point. Airing cupboard housing Water Tank.

**Living Room 13'9 x 11'6 (4.19m x 3.51m)**

Electric night storage heater. Fireplace with electric fire inset, Double glazed window over looking Communal Garden, Power points to include TV/FM point. Emergency pull cord. Glazed doors lead:-

**Kitchen 8'7 x 7'7 (2.62m x 2.31m)**

With window overlooking the communal grounds. Tiled and fitted with a range of wall and floor cupboards. Sink with single drainer and working surfaces. Built-in electric oven, Microwave and hob with overhead extractor hood. Fridge and freezer, Fan heater and emergency pull cord.

**Bedroom 17'6 x 8'8 (5.33m x 2.64m)**

Built in wardrobe. Additional wardrobes with bed recess and cupboards over. Double glazed window over looking Communal Garden, Built in dressing table unit. Electric night storage heater. Power points. Emergency pull cord.

**Shower Room**

Tiled and fitted with suite comprising Shower unit with grab rail. Emergency pull cord. WC with low level flush; Vanity unit. Electric wall heater. Extractor fan. Heated towel rail.

**Property Information**

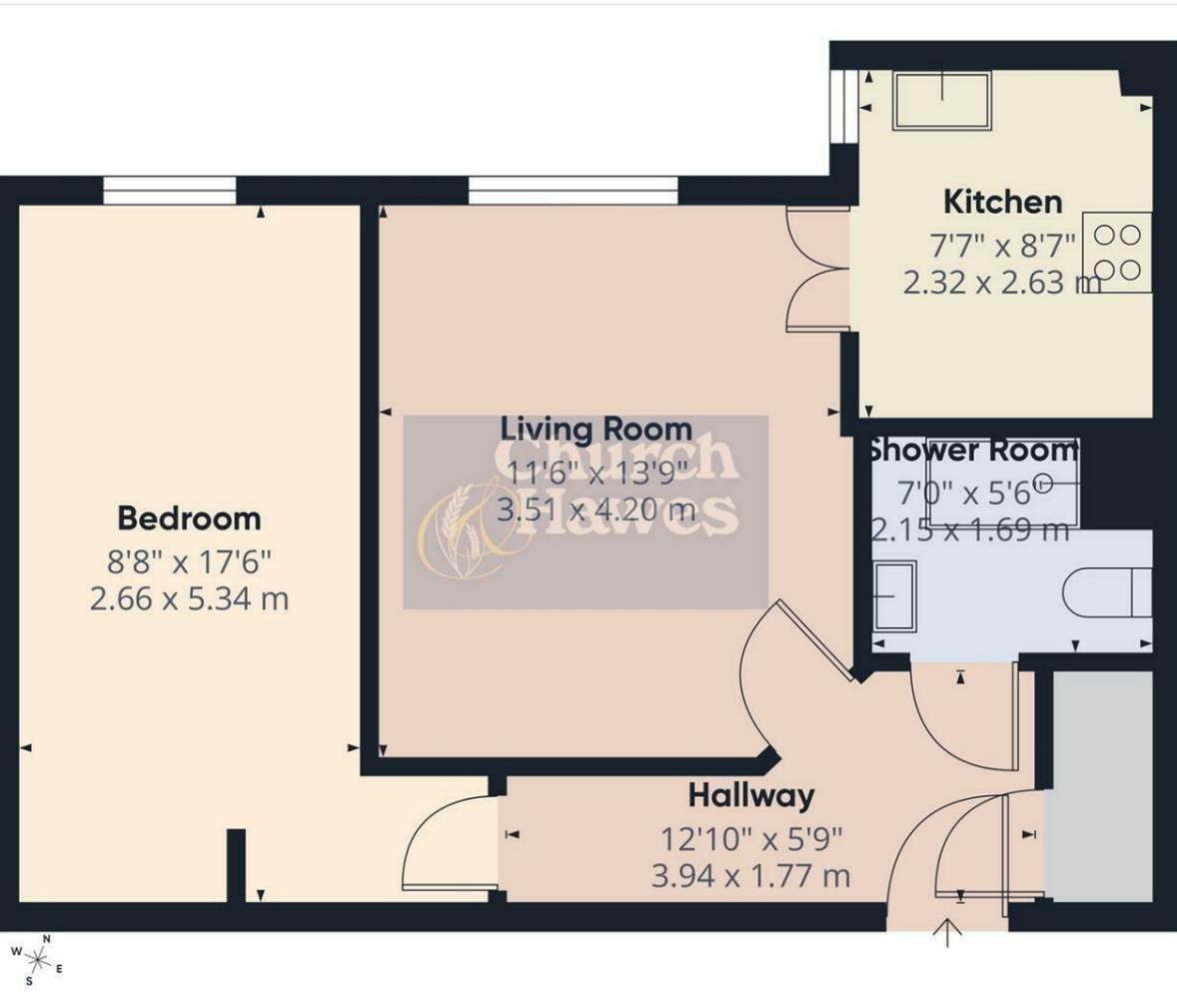
Tenure: Leasehold: 125 years from 2006  
 Service charge: Approx. £3079.30 (£1539.65 x 2)  
 Ground Rent: £425.00  
 Council Tax Band: B  
 EPC Rating: B

**Agents Note, Money Laundering & Referrals**

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 themselves 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.

**MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:** Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of CREDAS an online verification company so as to ensure the required compliance and satisfy customer due diligence.

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



Approximate total area<sup>m</sup>  
 499 ft<sup>2</sup>  
 46.3 m<sup>2</sup>

(1) Excluding balconies and terraces  
 Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
 GIRAFFE360

