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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## Cooper Court Spital Road, Maldon, CM9 6DU £175,000

A CONVENIENT TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT LOCATED WITHIN A POPULAR "McCarthy Stone" Development. Within reach of Maldon town centre, this pleasant home features a two double Bedroom with fitted wardrobes and a shower room, The Living Area (Lounge/Diner) affords views over the communal gardens. 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, so early viewing is recommended!



### Entrance Hall

Main entrance door, electric storage heater, storage cupboards.

### Lounge/Diner 19'3 x 10'8 (5.87m x 3.25m)

Feature electric fire with surround, electric storage heater, double glazed window.

### Kitchen 8'1 x 7'5 (2.46m x 2.26m)

Stainless steel sink with drainer, wall and base units, work top surfaces, integrated dishwasher, integrated eye line oven and grill, work top mounted electric hob. Space for tall standing fridge/freezer and double glazed window.

### Bedroom One 12'4 x 13'5 (3.76m x 4.09m)

Electric storage heater, built in wardrobes and storage cupboards, double glazed window

### Bedroom Two 15'4 x 9'1 (4.67m x 2.77m)

Double glazed window, electric storage heater.

### Shower Room

Shower cubicle with wall mounted shower unit, wash basin with vanity storage cupboard, low level wc, extractor fan, wall mounted heated towel radiator.

### Cooper Court

Constructed in 2007 Cooper court is a delightful development of 57 apartments for the over 60's situated within close proximity to Maldon's historic High Street offering a variety of shopping facilities.

There is resident management staff and care line alarm service. Cooper court offers a residents lounge, laundry, guest facilities and communal gardens. Regular social activities, cats and dogs are accepted (subject to terms of lease and landlords permission, please check)

### Property Information

Tenure: Leasehold with 105 years remaining.

Council Tax Band: C

EPC Rating: C

Ground Rent: £247.50 per 6 months

Service Charge: £2,309.40 per 6 months

### 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:** 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 an online verification company so as to ensure 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.

