



29 Cooper Court Spital Road, Maldon, CM9 6DU Price £130,000

OFFERED FOR SALE WITH NO ONWARD CHAIN! A well presented one bedroom first floor retirement apartment within Cooper Court. The location of this property is truly advantageous being ideally situated close to Maldon's historic High Street, residents can enjoy the picturesque surroundings and the vibrant community that this historic town has to offer. With local amenities, shops, and delightful eateries just a short stroll away, you will find everything you need within easy reach. Upon entering the development you will find a welcoming warm atmosphere. The apartment features accommodation having recently been re-decorated and with carpets cleaned comprising of a dual aspect living room, kitchen, shower room along with the aforementioned bedroom with built in wardrobe. A Gledhill Pulsacoil hot water cylinder installed August 2023. This development also offers a Residents' Lounge, on-site House Manager (working hours apply), Laundry Room and Guest Bedroom. Council Tax Band B. Energy Efficiency Rating C.



Entrance Hallway

Entrance door, airing cupboard with a Gledhill Pulsacoil hot water cylinder installed August 2023, emergency pull cord, doors to:

Bedroom 13'4 x 9'4 (4.06m x 2.84m)

Double glazed window to front, electric storage heater, built in wardrobe with mirror fronted doors, TV & FM point, coved to ceiling, emergency pull cord

Shower Room

Suite comprising of low level w.c, wash hand basin, tiled shower cubicle with wall mounted shower unit (shower tray which the vendor advises incorporates an emergency push button), coved to ceiling, tiled to walls, towel radiator.

Living Room 16'5 x 10'1 (5.00m x 3.07m)

Dual aspect room with double glazed windows to front & side, electric storage heater, emergency pull cord, TV & FM point, coved to ceiling.

Kitchen 7'3 x 5'8 (2.21m x 1.73m)

Double glazed window to side, sink unit with mixer tap set into worksurfaces, four ring hob & extractor hood, built in oven, range of fitted base and wall mounted units, built in fridge/freezer, emergency pull cord.

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)

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.

