



Church

30 Newnham Green, Maldon , CM9 6HZ  
Guide price £265,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN an opportunity has arisen to purchase this TWO BEDROOM DETACHED RETIREMENT BUNGALOW ideally situated within close proximity to Maldon's historic High Street offering a range of shopping facilities. The property benefits from a refitted modern kitchen and shower/wet room. Energy Efficiency Rating D.

#### Entrance Hall

Main entrance door, storage heater, storage cupboard, airing cupboard, loft access

#### Shower Room

Wet room with wall mounted electric shower unit, low level wc, wash basin, window.

#### Bedroom One 14'6" x 8'7" (4.42m x 2.62m)

Window over looking the rear garden, storage heater.

#### Bedroom Two 11'2" x 5'10" (3.40m x 1.78m)

Window over looking the rear garden, electric panel heater.

#### Lounge 17'8" x 10'4" (5.38m x 3.15m)

Wall mounted electric heater, sliding patio doors leading out to the garden. Access through to the kitchen.

#### Kitchen 7'2" x 9'6" (2.18m x 2.90m)

RE fitted kitchen with a range of German style high gloss wall and base units, work top surfaces, stainless steel sink with drainer, integrated oven, grill and microwave. Work top mounted electric hob, space for washing machine and tall standing fridge/freezer. Windows.

#### Outside

#### Garden

The garden commences with paved area, steps up to the remainder of the garden which is lawn with border trees and plants

#### Newnham Green

Newnham Green was constructed by Anglia Secure Homes and comprises of 25 Bungalows and 16 Apartments. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency careline response system. The condition is that all residents are a minimum age of 60. Newnham Green is situated with easy reach of Maldon's historic high street. Resident lounge with views towards Beeleigh, visitors guest suite. Events such as Lunch groups, coffee mornings, and other social events are also organised.

#### Property Information

Tenure: Leasehold with approx 64 years left to run

Ground Rent: Approx £267 P/A

Service Charge: Approx £260,19 p/m

Council Tax Band: C

Awaiting EPC.

This sale is subject to probate which has been applied for but not granted yet note (updated 8/10/25).

#### 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 and we would ask for your co-operation in order that there is no delay in agreeing a sale

**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.

