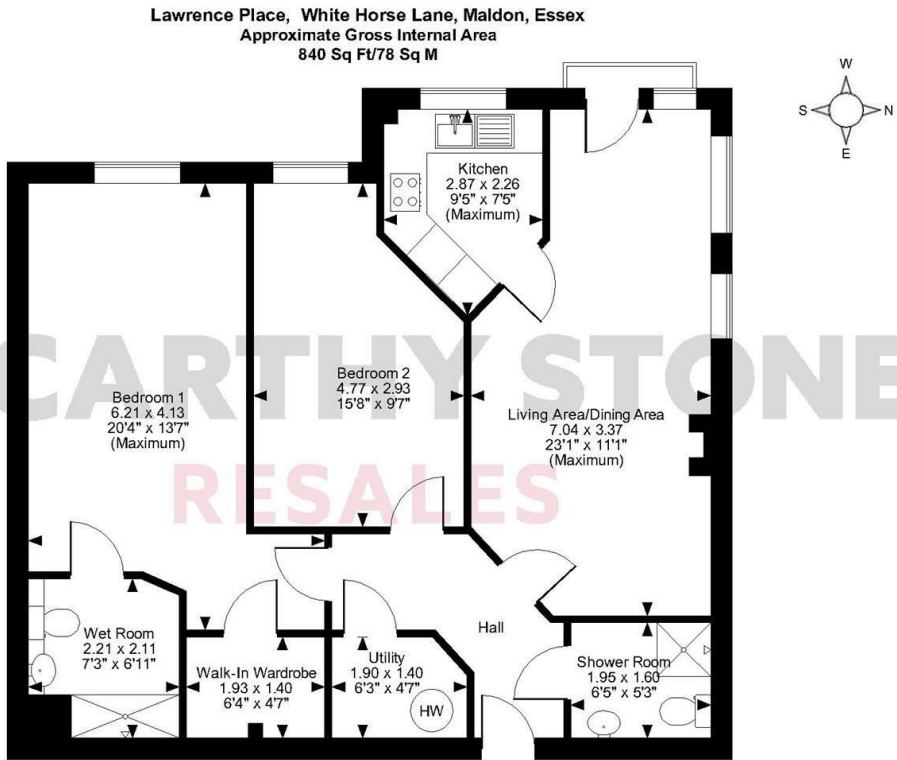


15 Lawrence Place

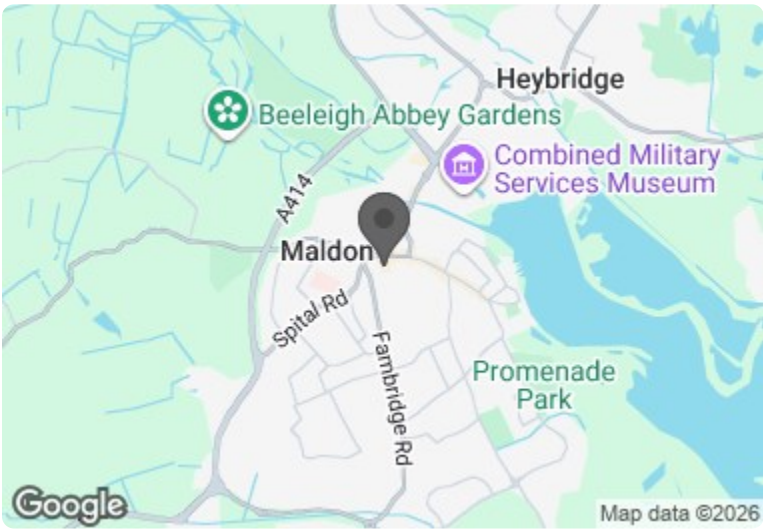
White Horse Lane, Maldon, CM9 5QR

PRICE
REDUCED



First Floor
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Offers over £459,000 Leasehold

a BRIGHT AND SPACIOUS two bedroom WEST facing first floor apartment situated within a popular MCCARTHY STONE retirement living development close to local amenities and the picturesque Maldon Promenade.

~PART EXCHANGE, REMOVALS AND SOLICITORS AVAILABLE~

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Lawrence Place, White Horse Lane, Maldon,

2 Bed | £459,000

PRICE
REDUCED

Lawrence Place

Lawrence Place has been designed and constructed for modern retirement living. The dedicated house manager is on site during working hours to take care of things and make you feel at home.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge and well maintained garden provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). There is also a scooter storage room on the ground floor.

Entrance Hall
Front door with letter box and spy hole opens into the large hallway. From the hallway doors lead to the living room, bedrooms, shower room and utility room which houses a washer/drier and storage area. The Tunstall emergency intercom is mounted within the hall. Underfloor heating runs throughout the apartment.

Lounge
Beautifully bright west facing apartment with the benefit of a dual aspect window and Juliet balcony which both allow lots of natural light into this room. The room provides ample space for dining furniture (as shown in photo) and has a feature electric fire. TV and telephone point, raised power points and two ceiling light points. Door leads onto separate kitchen.

Kitchen
Fully fitted modern kitchen with a range of high gloss base and wall units and drawers with work surface above. The electric controlled window with floral blind sits above the stainless steel sink with mono block lever tap and draining board. Easy access Bosch oven and matching eye level Bosch microwave above. Four ring electric hob with extractor fan. Integrated fridge/freezer. Tiled floor and ceiling/under cabinet spotlights.

Master Bedroom
A beautifully presented west facing bedroom with lots of space for storage and the benefit of a door leading into a walk in

wardrobe housing shelving, hanging rails and raised power point. TV aerial point, telephone point, ceiling light points and raised power points. Door to en-suite shower room.

En-suite
Walk in level access shower with grab rails and fitted shower screen. WC with concealed cistern, vanity unit with storage cupboard and inset wash hand basin. A fitted light up mirror is positioned above the basin. Wall mounted heated towel rail. Emergency pull cord. Fully tiled floor and part tiled walls. Ceiling spotlights.

Bedroom Two
Double second bedroom which also faces west can be used for dining or a study / hobby room. TV aerial point, telephone point, ceiling light points and raised power point.

Shower Room
Located off the hallway, perfect for guests. Suite comprising of a shower cubicle with glass door and support rail. WC, hand wash basin with fitted mirror above. Wall mounted heated towel rail. Emergency pull cord. Fully tiled floor and part tiled walls. Ceiling spotlights.

Service Charge (breakdown)

- Onsite visiting house manager
- 24-hour emergency call system
- Underfloor heating in apartments
- cleaning of communal and external apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £5,797.05 for financial year ending 30/09/26.

Parking Permit Scheme-subject to availability
The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information
Lease: 999 years from 1st June 2015
Ground Rent: £495 per annum
Ground rent review: 1st June 2030
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

