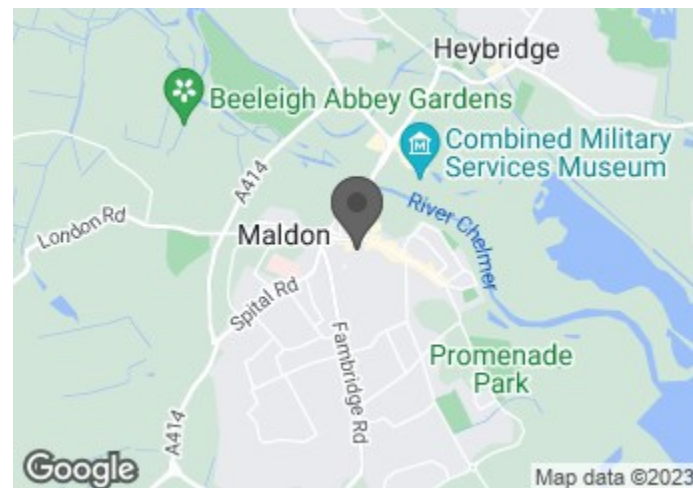


McCARTHY STONE RESALES

28 LAWRENCE PLACE WHITE HORSE LANE, MALDON, CM9 5QR



COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	79

McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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

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a BRIGHT AND SPACIOUS one bedroom retirement apartment benefiting from a good sized 'L' shaped lounge/diner. Lawrence Place is a beautiful development with amazing communal facilities.

PRICE REDUCTION

ASKING PRICE £380,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

LAWRENCE PLACE, WHITE HORSE LANE,

1 BEDROOMS £380,000

LAWRENCE PLACE

Lawrence Place has been designed and constructed for modern living. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom and security door entry systems. The dedicated house manager is on site during working hours to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge 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).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

ENTRANCE HALL

Front door with letter box and spy hole opens into the large hallway. From the hallway doors lead to the living room, bedroom, shower room and storage cupboard. The Tunstall emergency intercom is mounted within the hall.

LIVING ROOM

Bright and spacious 'L'-shaped living room with three

large windows allowing lots of natural light in and the room provides ample space for dining furniture. TV and telephone point. Raised power points, two ceiling light points. Leading into the Kitchen.

KITCHEN

Modern gloss fitted kitchen with eye level units with under unit spot lighting. Stainless steel sink unit with drainer and mixer taps. Easy access Neff oven and matching eye level Neff microwave above, four ring electric hob with extractor fan above. Integrated fridge/freezer. Tiled floor. Ceiling spot lights.

BEDROOM WITH EN-SUITE

A beautifully presented bedroom, large wardrobe with plenty of hanging and storage space. Two ceiling light points. TV aerial point. Telephone point. Power points. Double glazed window. Door to en-suite shower room.

EN-SUITE

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

SHOWER ROOM

Located off the hallway, perfect for guests. Suite comprising with a shower cubicle with glass door and support rail. Hand wash basin a light up mirror above. WC with concealed cistern. Wall mounted heated towel rail. Emergency pull cord. Fully tiled floor and part tiled walls. Ceiling light.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal

areas

- 24-hour emergency call system
- 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, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,805.92 per annum (up to financial year end 30/09/22).

PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

The fee is usually £250 per annum, but may vary by development. 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: £425 per annum

Ground rent review: 1st June 2030

