



**Cooper Court Spital Road, MALDON CM9 6DU**

**Welcome to**

**Cooper Court Spital Road, MALDON**

Enjoying a WEST FACING ASPECT OPENING DIRECTLY ONTO THE BEAUTIFUL COMMUNAL GARDES within the popular McCarthy & Stone development for over 60s in West Maldon, making the property LIGHT & AIRY THROUGHOUT is this spacious GROUND FLOOR APARTMENT offered in IMMACULATE CONDITION and with NO ONWARD CHAIN.



### **Communal Entrance**

Entrance to communal lounge and services, lifts to all floors. Property is situated on upper ground floor level at North end of development where the ground level is higher. Entrance door to:-

### **Entrance Hall**

Large built in storage/airing cupboard, phone entry system and emergency pull cord system, doors to :-

### **Lounge**

19' 1" x 11' 9" ( 5.82m x 3.58m )

Double glazed UPVC French doors to rear opening onto the communal gardens, centrepiece electric fireplace, storage heater, doors to :-

### **Kitchen**

7' 7" x 7' max ( 2.31m x 2.13m max )

Double glazed UPVC window to rear overlooking the communal gardens, fitted kitchen comprising sink & drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven and microwave, separate electric hob with extractor over, integrated fridge and freezer.

### **Bedroom**

17' 3" x 9' 2" max ( 5.26m x 2.79m max )

Double glazed UPVC window to rear overlooking the communal gardens, built in wardrobes with folding mirrored doors, electric panel heater.

### **Bathroom**

Suite comprising panel bath with sower over, low level WC and vanity basin, fully tiled walls, chrome heated towel rail.

### **Outside**

#### **Communal Gardens**

Cooper Court is set within beautiful and generous communal gardens, unlike any other retirement development in Maldon, with this property enjoying direct access from the lounge out to a small patio area and the Western portion of the communal gardens beyond, which are a mixture of lawns, pathways and well kept mature flower and shrub beds.

#### **Communal Services**

The property benefits from a Careline alarm system and access to communal services including a communal lounge, laundry room, guest suite and kitchen.

#### **Lease**

The lease is 125 years from 1st November 2006, so has over 108 years remaining at time of listing. We are informed that the annual ground rent is £425 and the annual service charge is currently £3,204.76.



***view this property online*** [williamhbrown.co.uk/Property/MLN103288](http://williamhbrown.co.uk/Property/MLN103288)



## Welcome to

### Cooper Court Spital Road, MALDON

- West Facing
- Ground Floor Retirement Apartment
- Opening Directly onto Communal Gardens
- 108 Years Remaining on Lease
- No Onward Chain

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in the region of

# £195,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLN103288](http://williamhbrown.co.uk/Property/MLN103288)



Property Ref:  
MLN103288 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01621 874837**



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,  
CM9 5PB



**williamhbrown.co.uk**