



Cooper Court Spital Road, Maldon CM9 6DU



welcome to

Cooper Court Spital Road, Maldon

OVERLOOKING ATTRACTIVE COMMUNAL GARDENS within the popular McCarthy & Stone development for over 60's in West Maldon, this SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT is offered in IMMACULATE CONDITION, with LONG LEASE and the benefit of NO ONWARD CHAIN.



Entrance

Entrance door to:-

Entrance Hall

Large storage cupboard, doors to:-

Lounge

13' 11" x 12' (4.24m x 3.66m)

Double glazed UPVC window to rear overlooking the garden, centrepiece fireplace housing electric fire, electric panel heater, doors to:-

Kitchen

8' 8" x 7' 8" (2.64m x 2.34m)

Double glazed UPVC window to side, modern fitted kitchen comprising of sink and drainer set in roll top surfaces with fitted splashbacks, range of eye and base level units, built in oven, microwave, hob with extractor over, fridge and freezer.

Bedroom

17' 8" Max x 8' 9" (5.38m Max x 2.67m)

Double glazed UPVC window to rear overlooking the gardens, fitted cupboards, electric storage heater.

Shower Room

Suite comprising of double shower, low level and vanity basin, fully tiled walls, heated towel rail.

Outside

Communal Gardens

Cooper Court is set within a beautiful and generous communal gardens, unlike any other retirement development in Maldon 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 107 years remaining at time of listing. We are informed the annual ground rent is £425 and the annual service charge is currently £3163.38.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Cooper Court Spital Road, Maldon

- Lift Service
- Attractive Communal Gardens
- Close to Town Centre & Hospital
- 107 Years Remaining On Lease
- No Onward Chain

Tenure: Leasehold EPC Rating: Awaited

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.

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN103820 - 0002

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