



Lawrence Place White Horse Lane, Maldon CM9 5QR

welcome to

Lawrence Place White Horse Lane, Maldon

A LUXURY RETIREMENT APARTMENT situated within the desirable McCarthy and Stone Lawrence Place development IN THE HEART OF MALDON. Offered with no chain and finished to a high standard throughout, the property boasts TWO JULIET BALCONIES and bedroom with WALK IN WARDROBE.



Front

Communal entrance with phone entry system and automatic door. Lift service to all floors. Entrance door to property leading to :-

Entrance Hall

Cupboard housing hot water cylinder, doors to:-

Lounge

20' 1" x 10' 6" (6.12m x 3.20m)

Double glazed window and door opening to Juliet balcony, centrepiece electric fireplace, door to:-

Kitchen

7' 10" x 7' 5" Max (2.39m x 2.26m Max)

Double glazed window to rear, modern fitted kitchen comprising of sink and drainer set in wood effect work surfaces with matching upstands and range of eye and base level units, built in mid-level oven, microwave, fridge, freezer and washing machine, separate hob with extractor over.

Bedroom

12' 9" x 10' 11" Max (3.89m x 3.33m Max)

Double glazed window with door opening to Juliet balcony, large walk-in wardrobe.

Shower Room

Modern suite comprising of walk-in shower wet room style shower, low level WC and basin set in vanity unit, part tiled walls, chrome heated towel rail.

Communal Areas

Lawrence Place benefits from a homeowner's lounge quest suite facilities and lift access to all floors.

Parking

For an annual fee of £250.00 a parking permit is available for the car park. these are on a first come first served basis, please check with house manager.

Communal Gardens

Lawrence Place enjoys attractive , well stocked communal gardens, including a south facing sun terrace.

Lease Details

999 years from 1st June 2015

Annual ground rent £425.00

Current annual service charge £3,958.48

Residents must be aged 60 years or over



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welcome to

Lawrence Place White Horse Lane, Maldon

- 989 Years Remaining on Lease
- First Floor Luxury Retirement Apartment
- Beautiful Communal Garden
- Town Centre Location
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3958.48

Ground Rent: 425.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN104311 - 0003

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.

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