



**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, guest 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.

**£315,000**



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Property Ref:  
MLN104311 - 0004

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