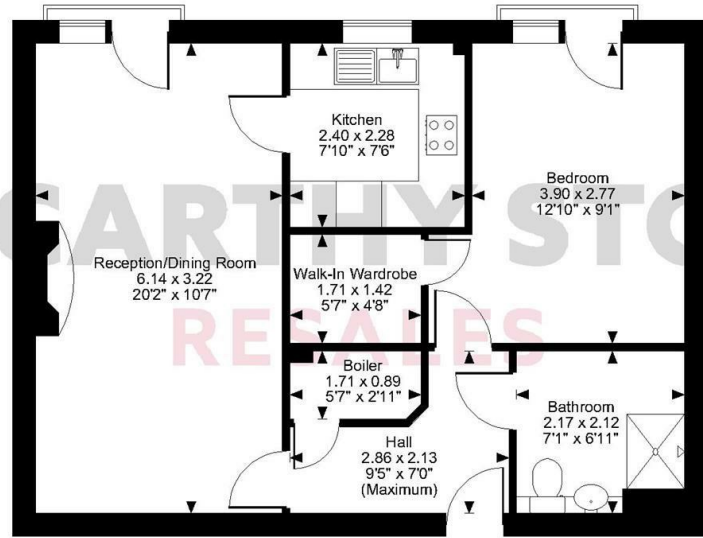
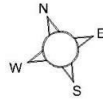


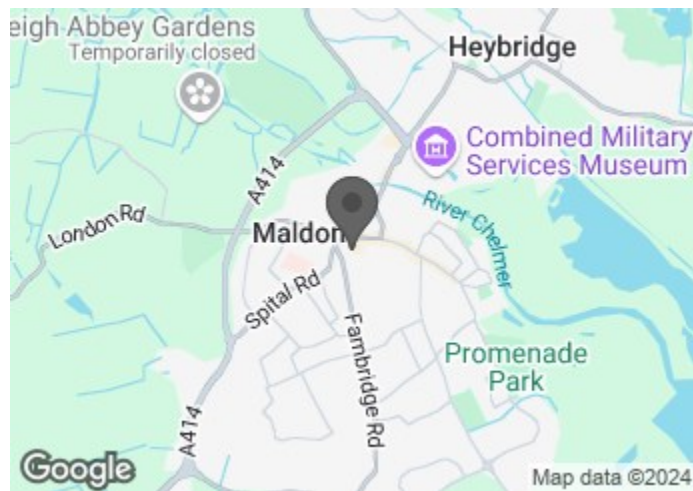
Lawrence Place, White Horse Lane, Maldon
Approximate Gross Internal Area
560 Sq Ft/52 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

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



A SUPERB one bedroom retirement apartment situated one the FIRST FLOOR. The lounge and bedroom both boast JULIET BALCONIES, allowing plenty of natural light into both rooms, making them BRIGHT AND AIRY.

PRICE REDUCTION

ASKING PRICE £350,000 LEASEHOLD

For further details, please call **0345 556 4104**
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LAWRENCE PLACE, WHITE HORSE LANE,

1 BEDROOMS £350,000

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).

ENTRANCE HALL

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

LIVING ROOM

Bright and spacious lounge which has a large window incorporating a French door leading to a Juliet balcony, this also enables lots of natural light to come in. 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 sits below the window with blind. Easy access Neff oven and matching eye level Neff microwave above. Four ring electric hob with extractor fan above. Integrated fridge/freezer and dishwasher. Tiled floor. Ceiling spot lights.

MASTER BEDROOM

A beautifully presented bedroom with a Juliet balcony to make it bright and airy. Door leading onto a walk-in wardrobe housing shelving and hanging rails. TV aerial point, Telephone point, ceiling light points and raised power points.

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)

- Onsite visiting house manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

Service charge: £3,958.48 per annum (For financial year ending 30/09/25).

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

****Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

The fee is £250 per annum, 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

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

ADDITIONAL SERVICES & INFORMATION

**** Entitlements Service**** Check out benefits you may be entitled to, to support you with service charges and living cost's.

**** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

- Superfast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

