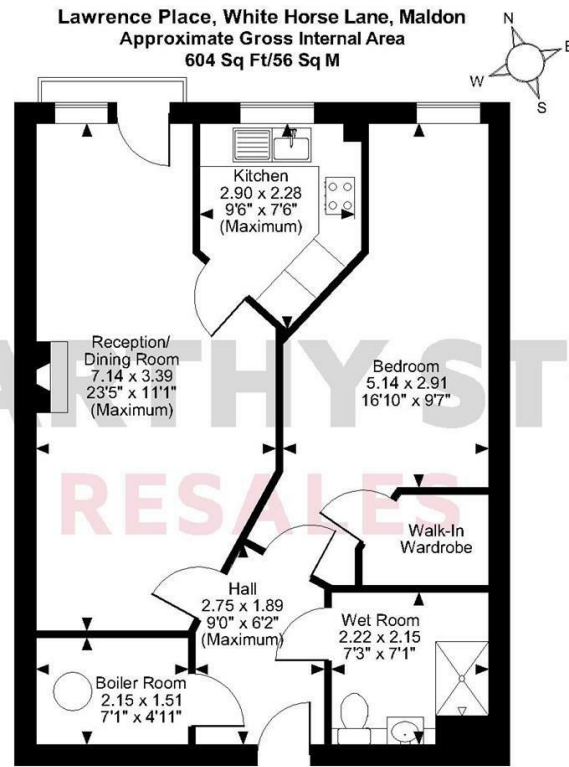


McCARTHY STONE RESALES

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

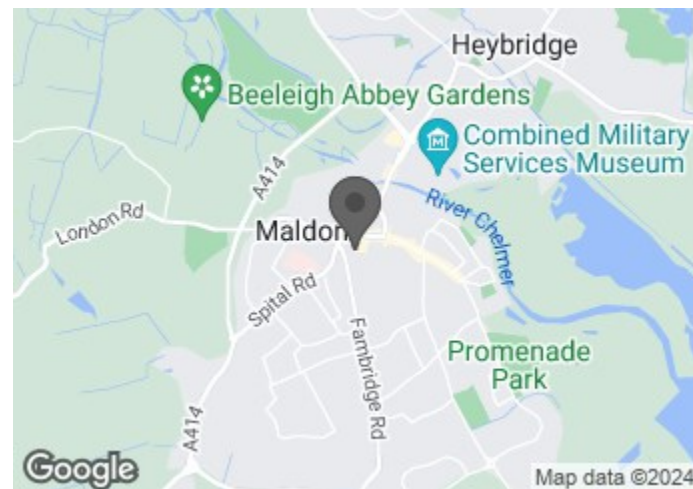


Second Floor

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: B



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			



A WONDERFULLY presented one bed roomed retirement apartment. Located on the second floor, this apartment boasts a JULIET BALCONY with direct access from the lounge.

ASKING PRICE £360,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



LAWRENCE PLACE, WHITE HORSE LANE, MALDON

1 BED | £360,000

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

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.

LIVING ROOM

Double glazed French doors open out to a Juliet balcony, allowing plenty of natural light into the lounge, making it bright and airy. TV point with sky connectivity (subscription fees may apply). Telephone point. Power

points. Two ceiling light fittings. Door leading into Kitchen.

KITCHEN

Modern fitted kitchen with a range of base and eye level units with under unit spot lighting. Stainless steel sink unit with drainer and mixer taps sit beneath a large double glazed window with roller blind. Easy access Neff oven and matching eye level Neff microwave above. Integrated fridge/freezer. Tiled floor. Ceiling spot lights.

MASTER BEDROOM

A spacious bedroom which is completed with a roomy walk-in wardrobe. Two ceiling light points. TV aerial point. Telephone point. Power points. Double glazed window with fitted curtains.

SHOWER ROOM

Shower cubicle, WC, pedestal wash hand basin with fitted mirror above. Wall mounted heated towel rail. Emergency pull cord. Fully tiled floor and part tiled walls.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- 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: £3,777.24 per annum (up to financial year end 30/09/24).

The Service charge does not cover external costs such as

your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

LEASE LENGTH

999 years from 1st June 2015

GROUND RENT (ANNUAL CHARGE)

Annual fee - £425

Ground rent review: Jun-30

ADDITIONAL SERVICES & INFORMATION

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

