

3 Lawrence Place

White Horse Lane, Maldon, CM9 5QR



Asking price £469,000 Leasehold

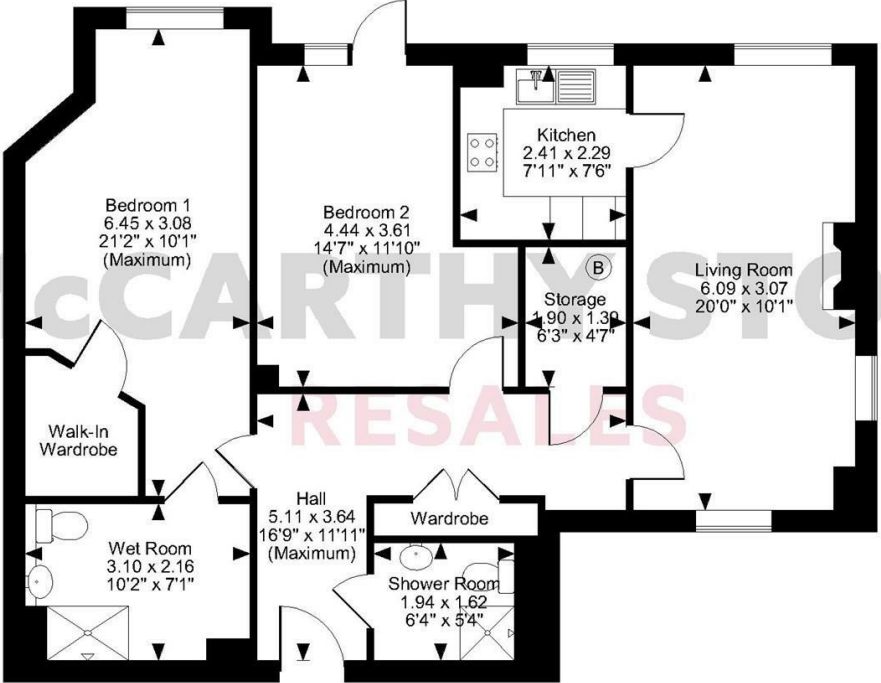
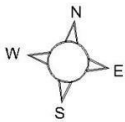
Join us for coffee & cake - Friday 4th April 2025 - 10am - 4pm - book your place today!

A spacious and beautifully presented TWO bedroom apartment situated on the GROUND FLOOR with direct access to a PATIO AREA within a popular MCCARTHY STONE retirement living development.
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

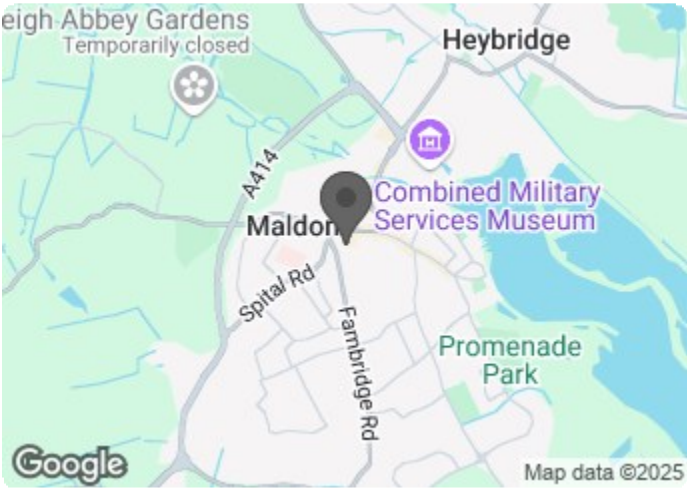
Call us on 0345 556 4104 to find out more.

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

Whitehorse Lane, Lawrence Place, Maldon, Essex
Approximate Gross Internal Area
912 Sq Ft/85 Sq M



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		
England & Wales	EU Directive 2002/91/EC	

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

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 lounge, both bedrooms (one of which is being used as a dining room), shower room and storage cupboard. The Tunstall emergency intercom is mounted within the hall. Underfloor heating runs throughout the apartment.

Lounge

A bright lounge with the benefit of a dual aspect allowing lots of natural light into this room and also has a French door leading to a patio area. The room provides space for dining furniture and has a feature electric fire with surround which acts as an attractive focal point. TV and telephone point, raised power points and two ceiling light points. Door leads to a separate kitchen.

Kitchen

Modern gloss fitted kitchen with eye level units with under unit lighting. Stainless steel sink unit with drainer and mixer taps sits below the window with blind. Easy access Bosch oven and matching eye level Bosch microwave above. Four ring electric

hob with extractor fan. Integrated fridge/freezer. Tiled floor and ceiling spot lights.

Master Bedroom

A generously size bedroom with the benefit of a walk in wardrobe housing shelving and hanging rails. TV and telephone point, two ceiling light points and raised power points. Door to en-suite shower room.

En-suite

Full length walk in level access shower with grab rails and glass screen. WC, vanity unit with storage cupboard and inset wash hand basin. A fitted light up mirror is positioned above the basin. Wall mounted heated towel rail. Fully tiled floor and part tiled walls. Ceiling spot lights. Emergency pull cord.

Bedroom Two

Double second bedroom which is currently being used for dining has the benefit of a full length window which incorporates a French door which leads onto a patio area. TV and telephone point, ceiling light points and raised power point

Shower Room

Located off the hallway, perfect for guests. Suite comprising with a shower cubicle with glass door and support rail. WC, hand wash basin a light up mirror above. Wall mounted heated towel rail. Fully tiled floor and part tiled walls. Ceiling light. Emergency pull cord.

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

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

2 bed | £469,000

Manager.

Service charge: £5,937.71 per annum (up to financial year end 30/09/25).
Entitlements Service Check out benefits you may be entitled to, 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 & Additional Information

Lease: 999 years from 1st June 2015
Ground Rent: £495 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.

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

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:
• FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

