

23 Lawrence Place

White Horse Lane, Maldon, CM9 5QR

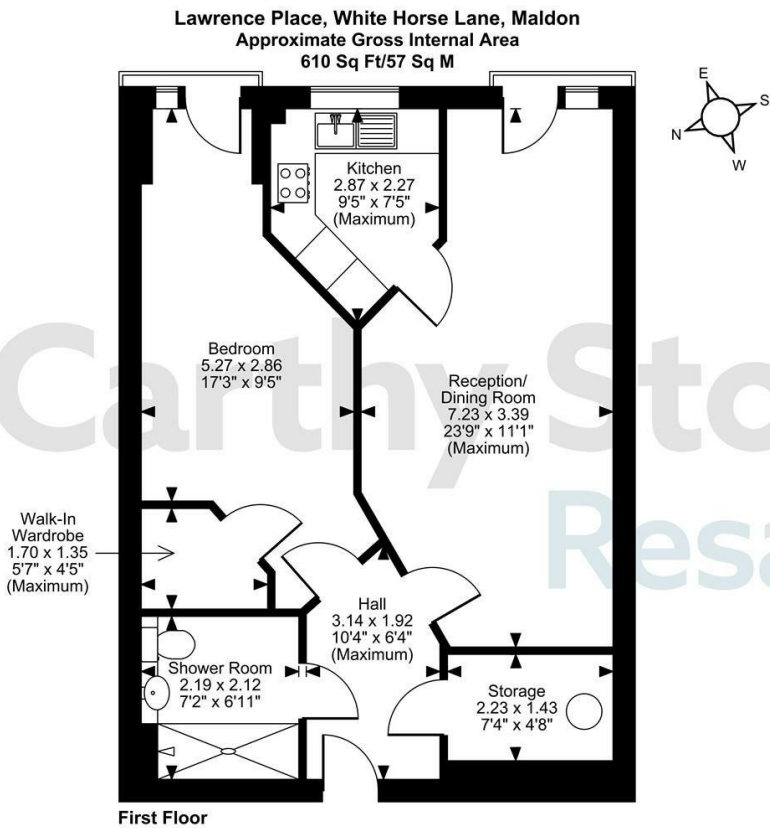


Asking price £340,000 Leasehold

A bright and spacious one bedroom apartment situated on the second floor within a popular McCarthy Stone retirement living development.  
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

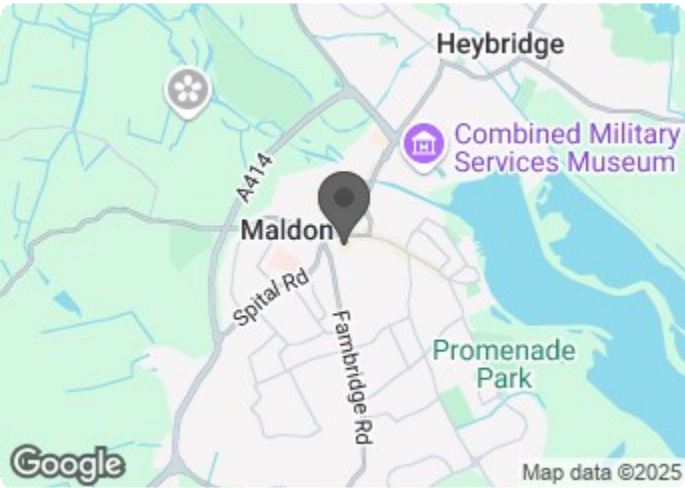
Call us on 0345 556 4104 to find out more.

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



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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		
(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	

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# 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 living room, bedroom, shower room and storage cupboard. The Tunstall emergency intercom is mounted within the hall. Underfloor heating runs throughout the apartment.

## Lounge

A bright and spacious lounge with large window which allows lots of natural light in and incorporates a French door leading to a Juliet balcony providing views towards the rear car park. TV point with sky connectivity (subscription fees may apply), telephone point, raised

height power points and two ceiling points. 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 electrically operated window with a power operated blind. Easy access Bosch oven and matching eye level Bosch microwave above. Integrated fridge/freezer. Tiled floor. Ceiling spot lights.

## Bedroom

Double bedroom with a large window also incorporating a French door leading to a Juliet balcony providing views towards the rear car park. TV aerial point, telephone point, raised height power points. Door leads to walk in wardrobe with shelving and hanging rail.

## Shower Room

A modern walk in level access shower with grab rails and fitted shower screen. Vanity unit with storage cupboard and inset wash hand basin. A fitted mirror is positioned above the basin. WC with concealed cistern Wall mounted heated towel rail. Fully tiled floor and part tiled walls. Spot lights. 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

# 1 bed | £340,000

- 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 usually £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.

## 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 speak with our Property Consultant today.

## Additional Information

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

Curtains and light fittings will remain in the apartment.

