

31 Baker Mews

High Street, Maldon, Essex, CM9 5AF



PRICE: £104,995

Lease: 99 years from 1988

Property Description:

A RECENTLY REFURBISHED ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR

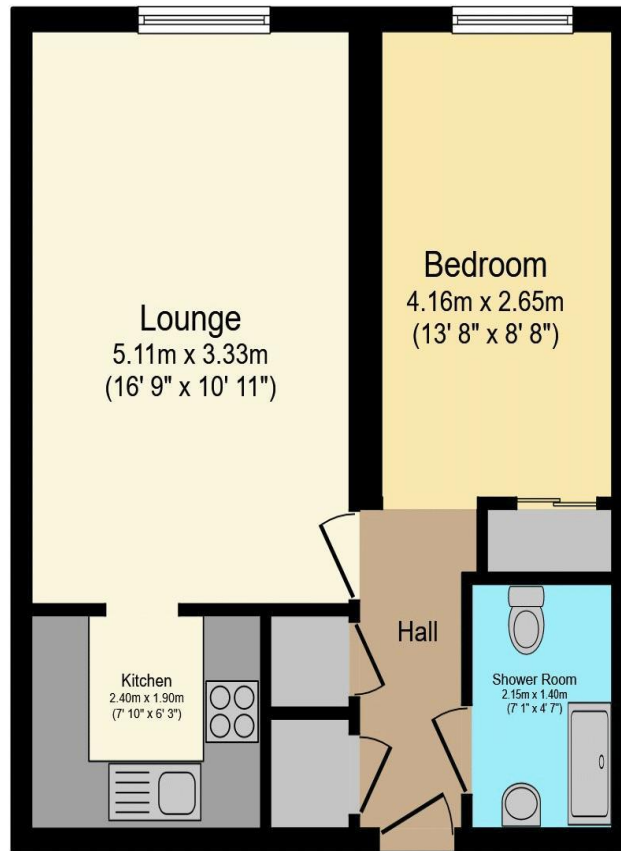
Baker Mews was constructed by Anglia Secure Homes and comprises a total of 53 apartments and bungalows. The development provides easy access to Maldons waterfront and is close to the popular promenade park. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour Appello emergency call system. Each property comprises a lounge, kitchen, one or two bedrooms and bathroom and sky digital TV and Digital Analogue Broadcasting. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge , Communal Laundry and a Hairdressing Salon
Development Manager
24 hour Appello emergency call system
Communal Gardens and Residents Parking.
Lift in main development & stairlift

2 Guest Suites
CCTV in Foyer
Price to include carpets
Lease: 99 years from 1988



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 43.2 m² (465 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(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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For Financial Year Ending:

30/06/25

Annual Ground Rent:

£303.38

Ground Rent Period Review:

Next Uplift 2030

Annual Service Charge:

£2715.08

Council Tax Band:

B

Event Fees:

1% Transfer

Nil Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.