

12 Guernsey Court (A)

Spital Road, Maldon, Essex, CM9 6DY



PRICE: £170,000

Tenure: Freehold

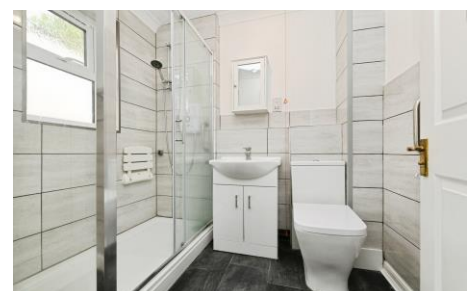
Property Description:

A ONE BUNGALOW RETIREMENT BUNGALOW

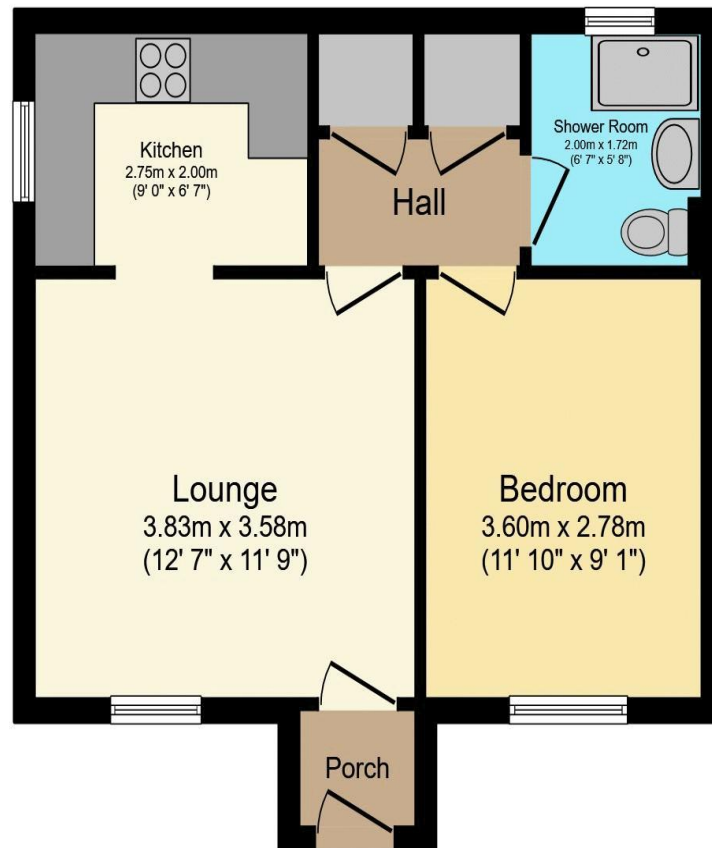
At Guernsey Court leasehold retirement development in Maldon, we offer 5 one bedroom apartments and 5 two bedroom apartments as well as 6 one bedroom bungalows and 6 two bedroom bungalows for people over the age of 60. The development is situated in Maldon within close proximity to the high street. There are excellent transport links to Chelmsford and Colchester. The local shops are within walking distance and include a supermarket, a post office, library, bakery, hairdressers and cafes and much more. There are 2 doctors' surgeries in Maldon within walking distance and a hospital directly opposite Guernsey Court although this has no accident and emergency facility. Other local amenities include a beautiful riverside park, a leisure centre with swimming pool and a gymnasium, a bowling alley and several restaurants. In addition to each individual private property, all Anchor estates offer some shared facilities available for the use and enjoyment of all the residents, managed and maintained by Anchor. At Guernsey Court we provide a communal lounge, well maintained landscaped gardens, and 16 parking spaces.

Communal Lounge

Service Charge £3136.56, Ground Rent N/A

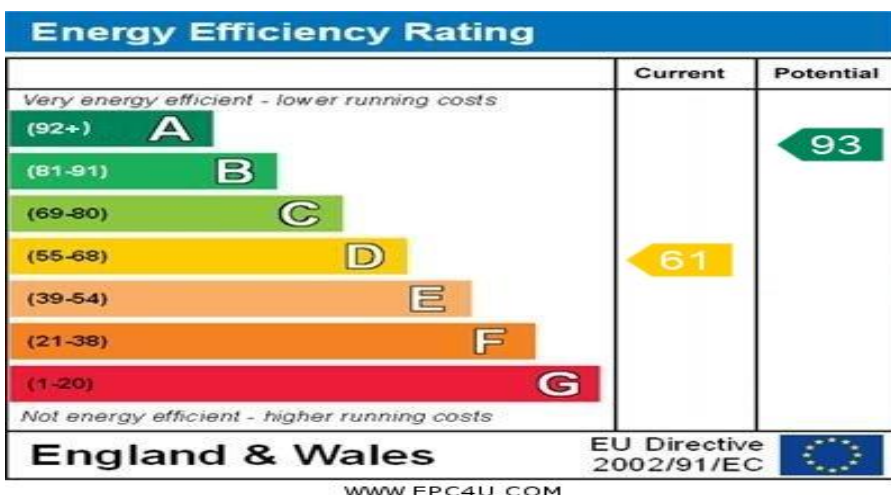


**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 39.5 sq.m. (426 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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For Financial Year Ending:

TBC

Annual Ground Rent:

£N/A

Ground Rent Period Review:

N/A

Annual Service Charge:

£3136.56

Council Tax Band:

B

Event Fees:

0% Transfer

0% Contingency

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Registered in England No. 3829469



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.