



## 30 Baker Mews, Maldon, Essex CM9 5AF Price £160,000

Offering TWO bedrooms is this good sized & WELL PRESENTED first floor retirement apartment with lounge/diner, kitchen and RE-FITTED SHOWER ROOM plus a large entrance hall. The property offers some views in the distance to the rear aspect. NO ONWARD CHAIN!! Council Tax Band C. Energy Efficiency Rating D.

Baker Mews was constructed by Anglia Secure Homes and comprises of 53 Apartments and bungalows. The development provides easy access to Maldon's Historic Hythe Quay and High Street. The House manager can be contacted from various points in each property in case of emergency, There is also a 24 hour emergency careline response system. Residents must be over the age of 60.





### Large Entrance Hall

This spacious entrance hall offers two double glazed windows, airing cupboard and further storage cupboard. Radiator. Doors to

### Master Bedroom 14'5 x 9' (4.39m x 2.74m)

Double glazed window with partial views. Dimplex wall heater, fitted bedroom furniture comprising of wardrobes, side cabinets and drawers, built in wardrobe with mirror fronted doors, emergency pull cord.

### Bedroom 2 11'7 x 9' (3.53m x 2.74m)

Double glazed window, fitted study furniture with storage cabinets and desk area, wall mounted Dimplex heater, emergency pull cord.

### Re-Fitted Shower Room

Re-Fitted suite comprising pf low level w.c, ladder towel radiator, walk in shower cubicle with wall mounted shower unit, emergency pull cord, wash hand basin, inset lighting to ceiling.

### Lounge/Diner 17'4 x 9'7 (5.28m x 2.92m)

Double glazed window with impressive rooftop views, two wall mounted Dimplex heaters, through to kitchen.

### Kitchen 11'6 x 5'11 (3.51m x 1.80m)

Double glazed window with partial views. Selection of base and wall cabinets with integrated fridge/freezer and integrated oven with hob and extractor fan. Sink and drainer unit with mixer tap

### Area Description

The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored by devoted owners, some are still in use commercially as charter vessels. The Hythe Quay offers historic pubs incorporating The Queens Head and Jolly Sailor both offering fine food. The Edwardian Promenade close to Hythe Quay enjoys stunning riverside walks and large amenity areas, including a children's splash park, which is ideal for picnics and family days out. Maldon's Historic High Street offers a unique and individual shopping experience and a Marks & Spencer's simply food, along with many coffee shops and restaurants.

### Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

