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# Church & Hawes

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Estate Agents, Valuers, Letting & Management Agents



## 16 Newnham Green, Maldon, CM9 6HZ Price £120,000

Nestled in the charming area of Newnham Green, Maldon, this delightful retirement apartment featuring two bedrooms, each designed to provide a peaceful retreat. The kitchen allows for easy meal preparation, while the shower room adds to the overall appeal of this lovely home.

One of the standout features of this property is its prime location, just a stone's throw away from the bustling high street. Here, you will find a variety of shops, cafes, and amenities, ensuring that everything you need is within easy reach. This retirement apartment is not just a home; it is a lifestyle choice, offering a tranquil living environment with the added benefit of stunning views. Whether you are looking to downsize or seeking a peaceful place to enjoy your retirement, this property is sure to impress. Don't miss the opportunity to make this charming apartment your new home. Energy Efficiency Rating TBA. Council Tax Band C.





### Entrance Hall

6 steps lead from road frontage, down to the apartment. Entrance door, airing cupboard, wall heater. Doors to.

### Main Bedroom 11'11 x 11'10 (3.63m x 3.61m)

Window with impressive countryside views, wall heater. Built in wardrobe.

### Bedroom 2 8'5 x 6'4 (2.57m x 1.93m)

Window, wall mounted heater.

### Shower Room

Window, three piece suite comprising of wc, wash hand basin and shower cubicle with Triton shower system. Part tiled.

### Lounge/Diner 17'5 x 10'8 (5.31m x 3.25m)

Box bay window with delightful countryside views, wall heater. Door to kitchen.

### Kitchen 8'6 x 7'3 (2.59m x 2.21m)

Window, selection of base and wall cabinets with space for various appliances. Sink and drainer. Part tiled.

### Development Information

Newnham Green was constructed by Anglia Secure Homes and comprises of 25 Bungalows and 16 Apartments. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency careline response system. The condition is that all residents are a minimum age of 60. Newnham Green is situated with easy reach of Maldon's historic high street. Resident lounge with views towards Beeleigh, visitors guest suite. Events such as Lunch groups, coffee mornings, and other social events are also organised.

### 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. Maldon is also famous for its delectable product, Maldon Sea Salt, which is harvested in the area and is renowned worldwide. It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. Lastly, the impressive architectural features in Maldon, including the All Saints' Church with a unique triangular tower and links to George Washington (the 1st US President) and the Plume Library.

Neighbouring Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793.

Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

### Agents Note & Money Laundering

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 themselves 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.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

