



## 29 Baker Mews, Maldon, CM9 5AF Price £115,000

FOR SALE WITH NO ONWARD CHAIN IS THIS TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT. Internally accommodation comprises of a Shower Room, Generous Living Room and Kitchen. The development itself offers facilities including residents communal lounge, laundry room, communal gardens along with communal parking. IDEALLY SITUATED FOR ACCESS TO MALDON'S HISTORIC HIGH STREET & HYTHE QUAY. Rooftop views towards St Mary's Church & Blackwater Estuary. Contact Church & Hawes now to arrange a viewing. Council Tax Band C. EPC Rating C.



### Entrance Hall

Entrance door, wall mounted electric heater, coved to ceiling, entry phone system, airing cupboard, built in storage cupboard, doors to:

### Bedroom 15'4 x 10' (4.67m x 3.05m)

Double glazed window with views towards the estuary and St Mary's church spire, wall mounted electric heater, coved to ceiling, emergency pull cord, built in wardrobe.

### Bedroom 9'7 x 8'2 (2.92m x 2.49m)

Double glazed window with views towards the estuary and St Mary's church spire, coved to ceiling, emergency pull cord.

### Shower Room

Towel radiator, low level w.c., wash hand basin, shower cubicle with wall mounted shower unit, emergency pull cord, extractor fan.

### Living Room 16'4 x 9'10 (4.98m x 3.00m)

Double glazed window with views towards the estuary and St Mary's church spire, wall mounted electric heater, coved to ceiling, emergency pull cord, television and FM point.

### Kitchen 9'10 x 6'5 (3.00m x 1.96m)

Sink unit set into worksurfaces, built in oven, built in four ring hob, extractor hood, fitted base and wall mounted units, freestanding fridge/freezer.

### Baker Mews

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.

### Parking

Please note there is number plate recognition parking system now in force at Baker Mews. We would advise viewers to find alternative parking whilst visiting. Church & Hawes accept no responsibility or liability for any parking fines issued.

### Agents Note, Money Laundering & Referrals

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 and we would ask for your co-operation in order that there is no delay in agreeing a sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

