



White Horse Lane, Maldon, CM9 5QR
Price £325,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A DELIGHTFUL ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH A BRIGHT & AIRY FEEL SITUATED WITHIN LAWRENCE PLACE AND JUST A STONES THROW FROM MALDON'S HISTORIC HIGH STREET!. Designed & constructed for modern living featuring under floor heating along with a Juliette balcony from both the generous Living Room & Bedroom which also enjoys a walk in wardrobe. There is also a modern fitted Kitchen.

Residents will appreciate the close proximity to local amenities, including shops, cafes, and parks, making it easy to enjoy the vibrant community of Maldon. This property is not just a home; it is a lifestyle choice, offering a serene retreat for those looking to embrace retirement living. Whether you are seeking a new chapter in your life or a tranquil space to enjoy retirement, this apartment on Lawrence Place is a wonderful opportunity. NO ONWARD CHAIN!.

Council Tax Band B. Energy Efficiency Rating C.



Entrance Hall

Entrance door, security entry phone system, walk in storage/airing cupboard with hot water cylinder, doors to:

Bedroom 16'7 x 9'3 (5.05m x 2.82m)

Door & window to Juliette balcony with views towards the rear & carpark, television point, walk in wardrobe with light connected, fitted storage units.

Shower / Wet Room 7'1 x 6'10 (2.16m x 2.08m)

Ladder towel radiator, low level w.c, wash hand basin with mixer tap, emergency pull cord, shower cubicle with wall mounted shower unit, inset lighting to ceiling.

Living Room 23'5 x 10'9 (7.14m x 3.28m)

Door & window to Juliette balcony with views towards the rear & car park, telephone, television and FM point, door to:

Kitchen 9'3 x 7'4 (2.82m x 2.24m)

Modern fitted Kitchen with electrically operated window, sink unit with mixer tap, four ring Bosch hob & extractor hood, built in Bosch oven & microwave, built in fridge/freezer, tiled floor, inset lighting to ceiling, built in washing machine.

Lawrence Place

Constructed Circa 2015 Lawrence Place has been been thoughtfully designed and constructed for modern retirement living with a dedicated house manager on site during working hours.

The development has camera door entry and 24-hour emergency call systems, should you require assistance.

There is a residents lounge with events and well maintained landscaped communal gardens & grounds which provide a wonderful outside space. Guest Suite usually £25.00 per night (subject to availability). There is also a scooter storage room on the ground floor. We understand the following information applies:

Service Charge (Breakdown) -

- Onsite visiting house manager
- 24-hour emergency call system
- Underfloor heating in apartments
- cleaning of communal and external apartment windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £3,958.48 per annum (up to financial year end 30/09/25).

Parking Permit Scheme-Subject To Availability - The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information - Lease: 999 years from 1st June 2015

Ground Rent: £425 per annum

Ground rent review: 1st June 2030

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Purchasers are advised the above information should be confirmed via your solicitors.

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.



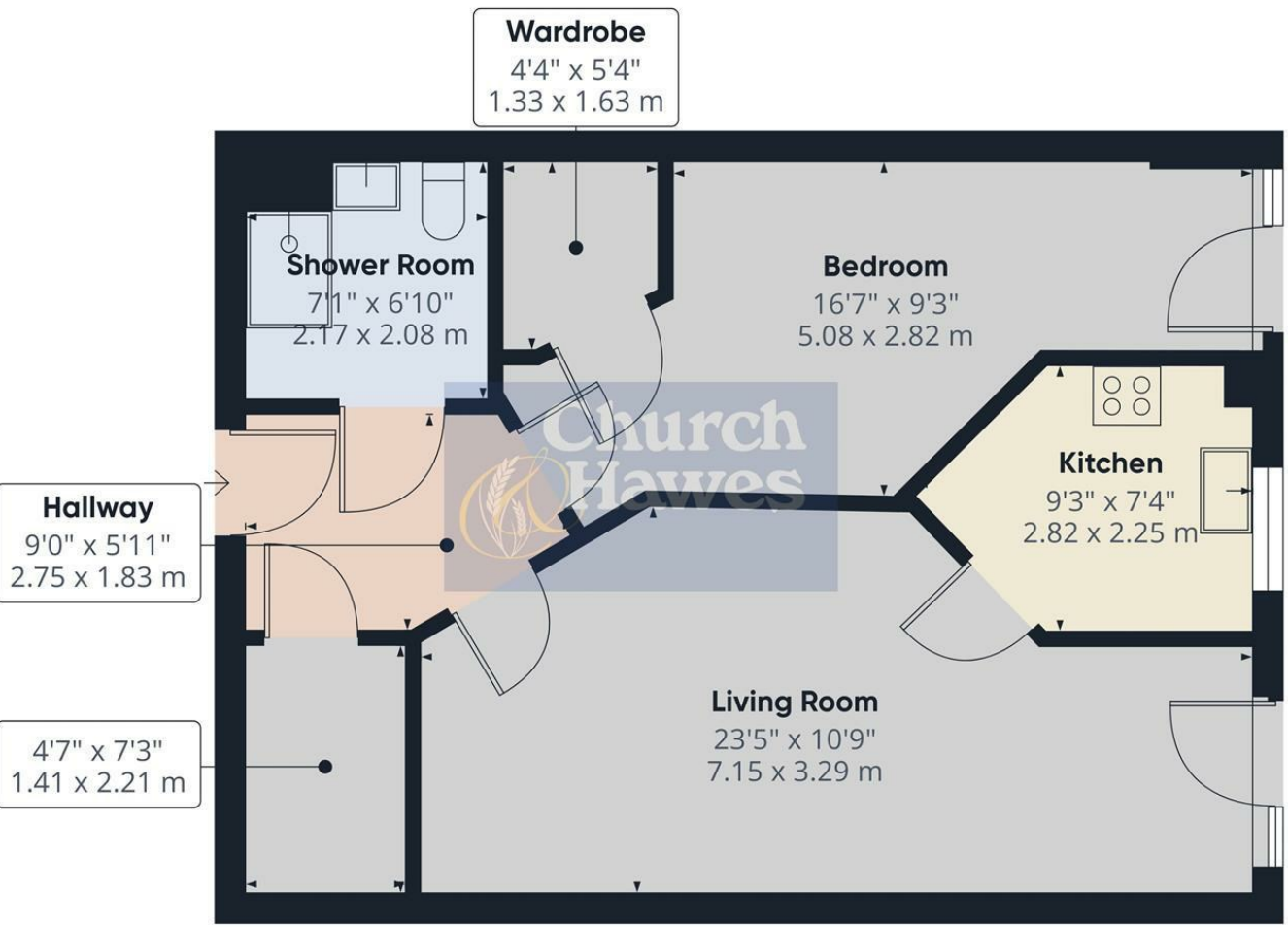
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Approximate total area⁽¹⁾
563 ft²
52.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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