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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



46 Cooper Court, Spital Road, Maldon, CM9 6DU Offers in the region of £179,950

NO ONWARD CHAIN!! FITTED CARPETS and CURTAINS and a GARDEN VIEW! This is an opportunity to purchase a delightful one bedroom second floor retirement apartment. The accommodation comprising of lounge/diner, shower room with a large walk in shower, a good sized entrance hall with storage cupboard, large bedroom with fitted mirrored wardrobes, communal gardens and communal residents parking. The development offers lift access and is ideally situated within close proximity to Maldon High Street and St Peters Hospital. The complex features House Manager, lift, residents communal lounge and laundry room. Internal viewing comes highly advised. Energy Efficiency Rating B. Council Tax Band B.



Entrance Hall

Entrance door, large storage cupboard. Doors to

Shower Room

Three piece white suite comprising of wc, wash hand basin with vanity cupboard under. Large re fitted shower cubicle with shower system and grab rail. Tiled to walls, wall heater. Extractor fan and mirror.

Bedroom 13'2 x 9'2 (4.01m x 2.79m)

Pvc double glazed window, wall heater. Fitted wardrobes with mirrored doors.

Lounge/Diner 19'4 x 10'8 (5.89m x 3.25m)

Pvc double glazed window, wall heater. Feature fire with decorative surround, door to kitchen

Kitchen 7'4 x 7' max (2.24m x 2.13m max)

Pvc double glazed window, selection of base and wall cabinets with sink and drainer unit and mixer tap. Integrated Competence oven and AEG microwave, 4 ring hob and extractor fan. integrated fridge and freezer.

Cooper Court

Built in 2007, Cooper Court is a delightful development of 57 apartments for the over 60's. There is resident management staff and care line alarm service. Cooper court offers a residents lounge, laundry, guest facilities. Communal residents parking and communal gardens. Regular social activities, cats and dogs are accepted (subject to terms of lease and landlords permission, please check) Service charge is approx £1,250 half yearly and an approx Ground Rent. £220 half yearly (please check these figures with your legal representative)

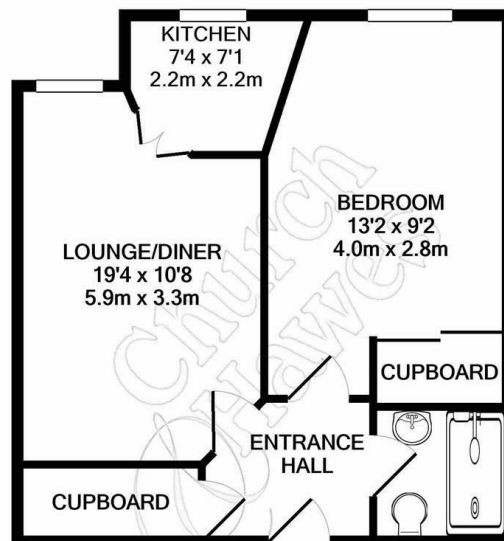
Area Description

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.

Further information can be found by visiting www.itsaboutmaldon.co.uk. Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street station. The A12 leading to London is an approx. 15/20 minute drive, and access to the A127 and A13 is via the A130.

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.



TOTAL APPROX. FLOOR AREA 419 SQ.FT. (39.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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