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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



51 Cooper Court Spital Road, Maldon, CM9 6DU Price £120,000

OFFERED FOR SALE WITH NO ONWARD CHAIN! This One Bedroom retirement apartment offers a generous Lounge/Diner with doors to the fitted Kitchen, Bedroom with fitted Wardrobes and a Bathroom. The development is within easy reach of Maldon High Street and St Peters Hospital. The complex features House Manager, communal lounge and lift along with well tended communal gardens. Internal viewing advised. Council Tax Band B. Energy Efficiency Rating C.



Entrance Hallway

Entrance door, security entry phone system, electric storage heater, storage cupboard, airing cupboard, doors to:

Bedroom 13'10 x 8'9 (4.22m x 2.67m)

Double glazed window, electric storage heater, built in wardrobe, coved to ceiling, emergency pull cord.

Bathroom

Suite comprising of low level w.c, wash hand basin, panelled bath with wall mounted shower unit, coved to ceiling, tiled to walls, light & shaver point.

Living Room 17'3 x 8'8 (5.26m x 2.64m)

Double glazed window, electric storage heater, emergency pull cord, coved to ceiling.

Kitchen 7'3 x 5'7 (2.21m x 1.70m)

Double glazed window, sink unit with mixer tap set into worksurfaces, four ring hob & extractor hood, built in oven, tiled splash backs, fitted base and wall mounted units, built in fridge.

Cooper Court

Constructed in 2007 Cooper court is a delightful development of 57 apartments for the over 60's situated within close proximity to Maldon's historic High Street offering a variety of shopping facilities.

There is resident management staff and care line alarm service. Cooper court offers a residents lounge, laundry, guest facilities and communal gardens. Regular social activities, cats and dogs are accepted (subject to terms of lease and landlords permission, please check)

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

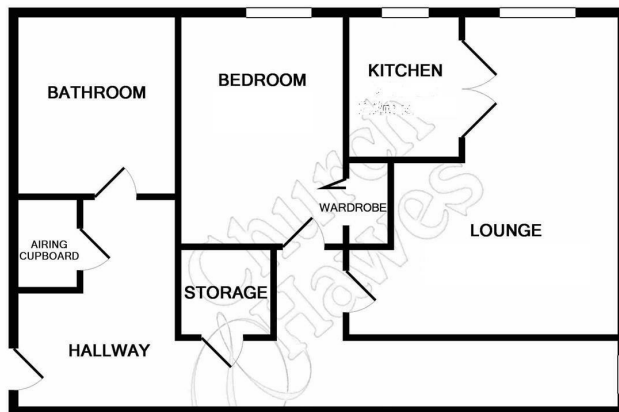
In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.



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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