



## 2 Cooper Court, Maldon, CM9 6DU Price £160,000

A CONVENIENT ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT LOCATED WITHIN A POPULAR "McCarthy Stone" Development. Within reach of Maldon town centre, this pleasant home features a Double Bedroom with fitted wardrobes and an upgraded, spacious, Wet Room, perfect for those with mobility needs or require disabled access. The Living Area (Lounge/Diner) affords access directly to the Communal Garden and the convenient Kitchen. This development also offers a Residents' Lounge, on-site House Manager (working hours apply), Laundry Room and Guest Bedroom. This property is offered with No Onward Chain, so early viewing is recommended! EPC: C, Council Tax: B.



### Communal Entrance

Access to block from main door with telephone entry system, Residents Lounge and managers office are located here, hallway leading to Entrance.

### Entrance Hall 8'6 x 4'7 (2.59m x 1.40m)

Storage cupboard, emergency pull cord, coved to ceiling, doors to further accommodation including:

### Wet Room 7'1 x 6'6 (2.16m x 1.98m)

Double storage cupboard, wash hand basin, low-level w.c., wall-mounted heated towel rail, wall mounted electric heater, shower with shower curtain, emergency pull cord, extractor fan.

### Bedroom 12'7 x 8'8 (3.84m x 2.64m)

Double-glazed window, double wardrobe with mirrored door, wall-mounted storage heater, coved to ceiling, emergency pull cord.

### Living Room 17'5 x 12'9 (5.31m x 3.89m)

Double-glazed double doors onto communal garden, wall mounted storage heater, feature electric fire and surround, television point, coved to ceiling, part glazed double doors to:

### Kitchen 7'3 x 5'8 (2.21m x 1.73m)

Double-glazed window, range of units including integrated fridge and freezer, stainless steel sink drainer unit, set into work surface, chest level oven and integrated microwave oven, four ring electric hob with extractor. Tiled splash backs, coved to ceiling, emergency pull cord.

### Cooper Court

Built in 2007, Cooper Court is a delightful development of 57 apartments for the over 60s. There is resident management staff and care line alarm service. Cooper Court offers a residents' lounge, laundry, guest facilities, communal gardens and a variety of regular social activities. Cats and dogs are accepted (subject to terms of lease and landlords permission, please check)

### 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

