



8 Cooper Court, Spital Road, Maldon, CM9 6DU Price £160,000

Within walking distance of Maldon's historic high street and with DOUBLE DOORS leading to a small patio area is this one bedroom GROUND FLOOR RETIREMENT APARTMENT! This pleasant home features a Double Bedroom with fitted wardrobes, and a shower room. The Lounge/Diner affords access directly to a small patio area and the 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! Energy Efficiency Rating: C. Council Tax: B.



Entrance Hall
Entrance door, walk in cupboard. Doors to

Bedroom 17'5 max x 8'10 (5.31m max x 2.69m)
Window, Creda wall mounted heater. Fitted wardrobes with mirrored doors.

Shower Room
Three piece suite comprising of wc, wash hand basin and cupboard under. Shower cubicle with shower system. Tiled to walls.

Lounge/Diner 21'8 x 10'6 (6.60m x 3.20m)
Feature fire surround, Dimplex wall heater. Double doors to outside and patio area

Kitchen 9'8 x 7'5 (2.95m x 2.26m)
Window, selection of base and wall cabinets with AEG oven and hob with extractor fan, microwave. Fridge & Freezer, sink & drainer unit.

Information Regarding The Probate
We understand from the vendor that Probate has been granted

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. Maldon is also famous for its delectable product, Maldon Sea Salt, which is harvested in the area and is renowned worldwide. It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. Lastly, the impressive architectural features in Maldon, including the All Saints' Church with a unique triangular tower and links to George Washington (the 1st US President) and the Plume Library.
Neighbouring Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793.
Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

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.

