

Baker Mews, Maldon CM9 5AF

william h brown

welcome to

Baker Mews, Maldon

GUIDE PRICE £90,000 - £110,000FIRST FLOOR RETIREMENT APARTMENT in the heart of Maldon, with its WEALTH OF AMENITIES, and benefitting from CONVENIENT ACCESS AT THE REAR OF THE DEVELOPMENT. This well presented property within Baker Mews OVERLOOKS COMMUNAL GARDENS and is offered CHAIN FREE.













Entrance
The property can be accessed via the main communal entrance door, or via a separate door at the rear of the development which conveniently leads straight up to the front door of the property.

Entrance Hall
Window to front, three built in cupboards, one housing the hot water cylinder, loft access, doors to :-

Lounge
17' 3" x 9' 10" (5.26m x 3.00m)
Window to rear overlooking communal gardens, electric storage heater, archway to :-

Kitchen
11' 9" x 6' 2" max (3.58m x 1.88m max)
Window to rear overlooking communal gardens, fitted kitchen comprising sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in mid level oven, separate hob with extractor over, space for further appliances.

Bedroom One
16' 5" x 8' 9" max (5.00m x 2.67m max)
Window to rear, two sets of fitted wardrobes, storage heater.

Bedroom Two
11' 9" x 9' 1" max (3.58m x 2.77m max)
Window to front overlooking communal gardens and parking area, storage heater.

Shower Room
9' 9" x 5' 5" (2.97m x 1.65m)
Suite comprising enclosed shower, low level WC and pedestal basin, tiled walls, heated towel rail.

Outside

Communal Gardens
Baker Mews enjoys an attractive communal garden area, predominantly laid to lawn with mature trees and shrubs.

Resident And Visitor Parking
There are a number of parking spaces within Baker Mews. For residents with a car they can register their registration in order to park within the development, and visitors can use a free of charge day permit to park within the development.

Communal Facilities
Baker Mews benefits from a full time manager and emergency pull chord system for if assistance is required, it also enjoys a communal lounge with occasional social activities such as coffee mornings and meals, communal launderette (though there is space for a washing machine in the property) and guest suites for visitors to use.

Lease
Lease Length: 99 years from 1st October 1988
Remaining Lease: 61 years
Annual Ground Rent: £332.74
Annual Service Charge: £3,418.09
Restrictions: Residents only accepted from 60 years of age & over

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Baker Mews, Maldon

- Two Spacious Double Bedrooms
- Generous Kitchen
- Town Centre Location
- Overlooking Attractive Communal Gardens
- No Chain

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 3418.09
Ground Rent: 332.74

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£90,000 - £110,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104900

The Property Ombudsman

Property Ref:
MLN104900 - 0005

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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