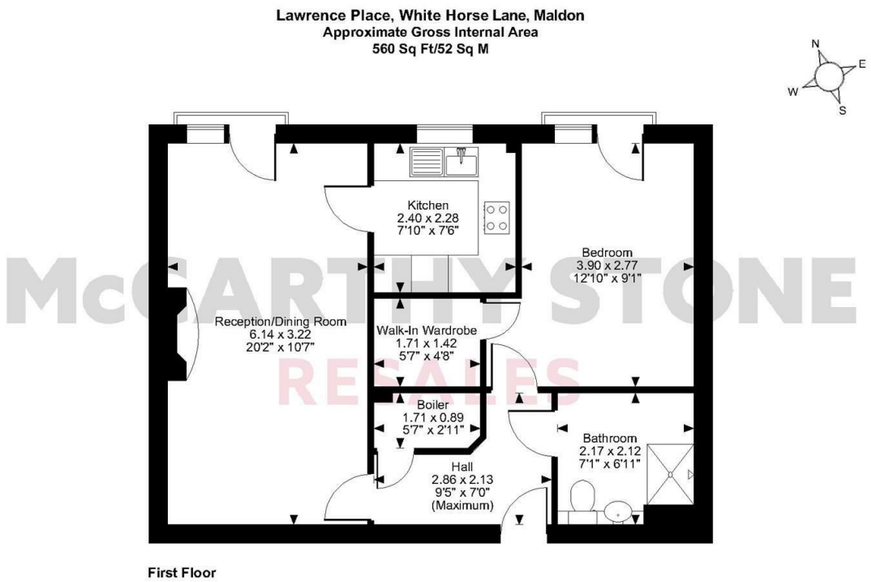
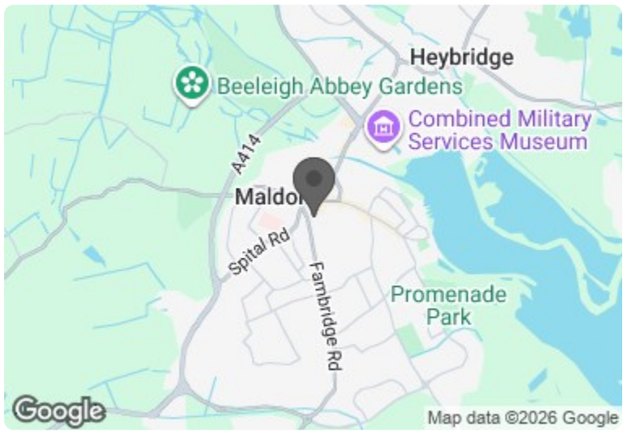
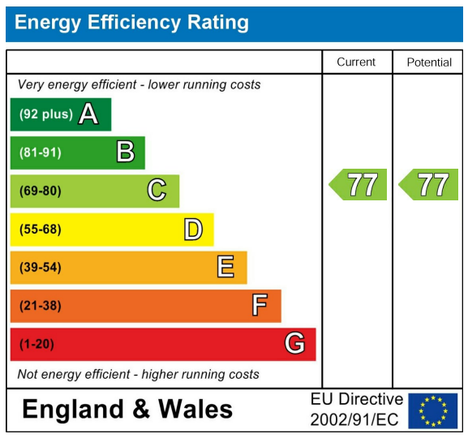
McCarthy Stone
Resales



McCARTHY STONE
RESALES

Council Tax Band: C





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

6 Lawrence Place

White Horse Lane, Maldon, CM9 5QR

PRICE REDUCED

PRICE REDUCTION

Asking price £300,000 Leasehold

A SUPERB one bedroom retirement apartment situated one the FIRST FLOOR. The lounge and bedroom both boast JULIET BALCONIES, allowing plenty of natural light into both rooms, making them BRIGHT AND AIRY.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Lawrence Place, White Horse Lane, Maldon

1 Bed | £300,000

PRICE REDUCED

Lawrence Place
Lawrence Place has been been designed and constructed for modern living. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom and security door entry systems. The dedicated house manager is on site during working hours to take care of things and make you feel at home.
There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Entrance Hall
Front door with letter box and spy hole opens into the large hallway. From the hallway doors lead to the living room, bedrooms, shower room and storage cupboard. The Tunstall emergency intercom is mounted within the hall. Underfloor heating runs throughout the apartment.

Living Room
Bright and spacious lounge which has a large window incorporating a French door leading to a Juliet balcony, this also enables lots of natural light to come in. The room provides ample space for dining furniture. TV and telephone point. Raised power points, two ceiling light points. Leading into the Kitchen.

Kitchen
Modern gloss fitted kitchen with eye level units with under unit spot lighting. Stainless steel sink unit with drainer and mixer taps sits below the window with blind. Easy access Neff oven and matching eye level Neff microwave above. Four ring electric hob with extractor fan above. Integrated fridge/freezer and dishwasher. Tiled floor. Ceiling spot lights.

Master Bedroom
A beautifully presented bedroom with a Juliet balcony to make it bright and airy. Door leading onto a walk-in wardrobe housing shelving and hanging rails. TV aerial point, Telephone point, ceiling light points and raised power points.

Shower Room
Located off the hallway, perfect for guests. Suite comprising with a shower cubicle with glass door and support rail. Hand wash basin a light up mirror above. WC with concealed cistern. Wall mounted heated towel rail. Emergency pull cord. Fully tiled floor and part tiled walls. Ceiling light.

Service Charge (breakdown)
- Onsite visiting house manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service charge: £4,115.71 for financial year ending 30/09/27.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.
Entitlements Service Check out benefits you may be entitled to!

Parking Permit Scheme-subject to availability
The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information
Lease: 999 years from 1st June 2015

Ground Rent: £425 per annum
Ground rent review: 1st June 2030
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Additional Services & Information
** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Superfast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage