

The Warren Lodge, Woodham Walter Maldon CM9 6RW

william h brown

welcome to

The Warren Lodge, Woodham Walter Maldon

GUIDE PRICE - £240,000 - £250,000

Occupying on ENVIABLE PONDSIDE POSITION within the PICTURESQUE WARREN ESTATE, is this COMPLETELY MODERNISED 42 FT LUXURY LODGE, with extended decking, boasting a FITTED SAUNA and with access to the HEATH & FITNESS CLUB.













Entrance
Double glazed UPVC door to:-

Entrance Hall
Built in cupboard, radiator, doors to:-

Lounge Diner
19' 2" Max x 16' 6" (5.84m Max x 5.03m)
Triple aspect room with UPVC double glazed windows to front and rear plus twin French doors to side opening to the terrace, centrepiece media wall and electric fireplace, radiators, open to.

Kitchen Area
7' 11" x 7' 11" (2.41m x 2.41m)
Double glazed UPVC window to rear and Velux skylight window, contemporary fitted kitchen comprising of sink and drainer set in marble effect work surfaces with tiled splashbacks and range of eye and base level units, built in oven with gas hob and extractor over, integrated dishwasher, space for American style fridge freezer and washing machine.

Bedroom One
15' x 9' 3" Max (4.57m x 2.82m Max)
Double glazed UPVC window to rear, range of fitted wardrobes and drawers, radiator, door to:-

En-Suite
9' 3" x 4' 6" (2.82m x 1.37m)
Double glazed UPVC window too rear, contemporary suite comprising of panel bath with shower over, low level WC and pedestal basin, part tiled walls, chrome heated towel rail.

Bedroom Two
9' 4" x 9' 1" Plus Recess (2.84m x 2.77m Plus Recess)
Double glazed UPVC window to front, fitted wardrobes, radiator.

Shower Room
Double glazed UPVC window to front, contemporary suite comprising of corner shower, low level WC and pedestal basin, fully fitted sauna, part tiled walls, chrome heated towel rail.

Outside

Terrace And Gardens
The property enjoys a sun terrace accessed from the lounge diner, which has been extended by the current owner and offers beautiful views over the pond. The property also enjoys a number of storage sheds and communal gardens.

Amenities
The Warren Estate enjoys access to a range of amenities (additional costs/memberships may apply) including Health Club, Indoor Pool, Hot Tub, Golf Club, Driving Range, Putting Green and Sports Bar.

Residence And Fees
The property can be occupied 50 weeks per year. The current annual pitch fee is £4,496.40 (Subject to annual review). Upon resale of the lodge, the owner is liable to pay 7.5% plus VAT to The Warren Estate.

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The Warren Lodge, Woodham Walter
Maldon

- Two Double Bedrooms
- Luxury Bathroom & En-Suite
- Sauna
- 50 Week Residency
- High Specification Throughout

Tenure: Leasehold EPC Rating: Exempt
Council Tax Band: Deleted Service Charge: Ask Agent
Ground Rent: 4496.40

This is a Leasehold property with details as follows; Term of Lease 50 years from 16 Nov 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104975

The Property Ombudsman

Property Ref:
MLN104975 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01621 874837

Maldon@williamhbrown.co.uk

3 High Street, West Square, MALDON, Essex, CM9 5PB

williamhbrown.co.uk