



Cooper Court Spital Road, Maldon CM9 6DU



welcome to

Cooper Court Spital Road, Maldon

RARELY AVAILABLE within the popular Cooper Court McCarthy & Stone Retirement Development for over 60's, set within ATTRACTIVE AND WELL KEPT COMMUNAL GARDENS is this light & airy TWO DOUBLE BEDROOM APARTMENT, offered with NO ONWARD CHAIN.



Entrance

Communal entrance with lifts to all floors and access to communal areas. Property is on the first floor.
Entrance door to :-

Entrance Hall

Large walk in cupboard, further airing cupboard, further storage cupboard, electric storage heater, doors to :-

Lounge

19' 6" x 10' 4" max (5.94m x 3.15m max)
Double glazed UPVC window to rear overlooking the gardens, electric storage heater, double doors to :-

Kitchen

7' 7" x 7' (2.31m x 2.13m)
Double glazed UPVC window to rear overlooking the garden, fitted kitchen comprising sink & drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven, microwave, hob with extractor over, fridge & freezer.

Bedroom One

15' 7" x 12' 9" max (4.75m x 3.89m max)
Double glazed UPVC window to rear overlooking the gardens, built in wardrobe with folding mirrored doors, electric storage heater.

Bedroom Two

15' 7" x 9' 3" (4.75m x 2.82m)
Double glazed UPVC window to rear overlooking the garden, electric panel heater.

Bathroom

6' 10" x 5' 7" (2.08m x 1.70m)
Suite comprising panel bath with shower over, low level WC and vanity basin, fully tiled walls, heated towel rail.

Outside

Parking

Communal parking on a first come first served basis.

Communal Gardens

Cooper Court is set within beautiful and generous communal gardens, unlike any other retirement development in Maldon, which are a mixture of lawns, pathways and well kept mature flower and shrub beds.

Communal Services

The property benefits from a Careline alarm system and access to communal services including a communal lounge, laundry room, guest suite and kitchen.

Lease

The lease has over 107 years remaining at time of listing. We are informed that the annual ground rent is £247 and the annual service charge is currently £4,807.12. Residents must be 60 years of age or over.



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Cooper Court Spital Road, Maldon

- Two Double Bedrooms
- Views over Attractive Communal Gardens
- 107 Years Remaining on Lease
- No Onward Chain
- Popular Retirement Development

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 4807.12

Ground Rent: 247.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN103768 - 0009

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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