



Newnham Green, Maldon CM9 6HZ

welcome to

Newnham Green, Maldon

RETIREMENT LIVING WITH PICTURESQUE VIEWS - Located on the popular Newnham Green Retirement Development CLOSE TO THE HEART OF MALDON is this TWO BEDROOM upper floor apartment, enjoying FAR REACHING VIEWS OVER COUNTRYSIDE and offered with NO ONWARD CHAIN.



Communal Entrance

Communal entrance door to communal hallway, stairs to upper and lower floors, door to :-

Entrance Hall

Built in cupboard, doors to :-

Lounge

17' 8" plus recess x 10' 5" (5.38m plus recess x 3.17m)
Double glazed box bay window to rear overlooking the communal gardens with stunning far reaching countryside views, electric storage heater, open to :-

Kitchen

8' 5" x 7' 2" (2.57m x 2.18m)
Double glazed window to front, fitted kitchen comprising sink & drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in high level oven and separate hob, space for further appliances.

Bedroom One

12' 2" x 12' plus recess (3.71m x 3.66m plus recess)
Double glazed window to rear overlooking communal gardens with stunning far reaching views over countryside, range of fitted wardrobes, cupboards, dressing table and drawers, electric storage heater.

Bedroom Two

8' 6" x 6' 2" (2.59m x 1.88m)
Double glazed window to front, electric panel heater.

Shower Room

Double glazed window to front, suite comprising shower, low level WC and pedestal basin, part tiled walls.

Outside

Front

Communal gardens to front and bin storage area, side access to :-

Communal Gardens

Attractive communal gardens, predominantly laid to lawn with mature flower and shrub beds, clothes drying area.

Lease

Years Remaining: 87
Ground Rent: TBC
Service Charge: TBC
Restrictions: Occupants must be 60 years of age or over



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welcome to

Newham Green, Maldon

- Two Bedrooms
- Retirement Apartment
- Views over Countryside
- Communal Parking
- No Onward Chain

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£140,000



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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.



Property Ref:
MLN104714 - 0002

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