



25 Baker Mews, Maldon, CM9 5AF Price £110,000

FOR SALE WITH NO ONWARD CHAIN IS THIS TWO BEDROOM RETIREMENT APARTMENT. This First Floor Property is conveniently located towards the end of the block which is accessible from a stairlift within the development. Further accommodation features a Shower Room, Living Room and Kitchen. The development itself offers facilities including residents communal lounge, laundry room, communal gardens along with communal parking. Contact Church & Hawes now to arrange a viewing. Energy Efficiency Rating D, Council Tax: C.



Communal Entrance

Communal entrance (can be accessed via the main block or further side access with stairlift), the property is located on the first floor, communal hall leading to:

Entrance Hall

Entrance door to communal hall, door to airing cupboard, wall mounted electric heater, emergency pull cord, doors to further accommodation including:

Shower Room 6'10 x 5'3 (2.08m x 1.60m)

Suite comprising tiled shower, low level w.c., pedestal wash hand basin with mixer tap, heated towel rail, emergency pull cord, wall mounted electric heater, extractor fan, coved to ceiling, tiled to walls.

Bedroom 13'7 x 8'8 (4.14m x 2.64m)

Window, wall mounted electric heater, emergency pull cord, coved to ceiling, double wardrobe with sliding mirrored doors.

Bedroom 10'5 x 8'3 (3.18m x 2.51m)

Window, wall mounted electric heater, emergency pull cord, coved to ceiling.

Living Room 16'8 x 13'5 (5.08m x 4.09m)

Window to rear, further full height window to rear, wall mounted electric heater, feature fireplace with electric heater, television point, coved to ceiling.

Kitchen 11'1 x 5'10 (3.38m x 1.78m)

Space for oven, space for washing machine, space for fridge/freezer, fitted base and wall mounted units, stainless steel sink unit with mixer tap set into work surfaces, tiled splash backs, coved to ceiling, extractor fan.

Baker Mews

Baker Mews was constructed by Anglia Secure Homes and comprises of 53 Apartments and bungalows. The development provides easy access to Maldon's Historic Hythe Quay and High Street. The House manager can be contacted from various points in each property in case of emergency, There is also a 24 hour emergency careline response system. Residents must be over the age of 60.

Parking

Please note there is number plate recognition parking system now in force at Baker Mews. We would advise viewers to find alternative parking whilst visiting. Church & Hawes accept no responsibility or liability for any parking fines issued.

Agents Note, Money Laundering & Referrals

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

