



**Lawrence Place White Horse Lane, Maldon CM9 5QR**



**welcome to**

**Lawrence Place White Horse Lane, Maldon**

A LUXURY RETIREMENT APARTMENT situated within the desirable McCarthy and Stone Lawrence Place development IN THE HEART OF MALDON. Offered with no chain and finished to a high standard throughout, the property boasts TWO DOUBLE BEDROOMS as well as WALK IN WARDROBE.



### **Front**

Communal entrance with phone entry system and automatic door. Lift service to all floors. Entrance door to property leading to :-

### **Entrance Hall**

Large cupboard housing hot water cylinder, doors to:-

### **Lounge Diner**

23' 1" x 11' 4" max ( 7.04m x 3.45m max )

Double glazed UPVC window a door to rear opening to Juliet balcony, door to :-

### **Kitchen**

9' 5" x 7' 5" max ( 2.87m x 2.26m max )

Double glazed window to rear, modern fitted kitchen comprising of sink and drainer set in wood effect work surfaces with matching upstands and range of eye and base level units, built in mid-level oven, microwave, fridge, freezer and washing machine, separate hob with extractor over.

### **Bedroom One**

23' 11" x 9' 7" max ( 7.29m x 2.92m max )

Double glazed UPVC window to rear, large walk in wardrobe, door to :-

### **En Suite**

7' 3" x 6' 5" max ( 2.21m x 1.96m max )

Contemporary suite comprising walk in shower area, low level WC and vanity basin, part tiled walls, chrome heated towel rail.

### **Bedroom Two**

19' 1" x 9' 11" max ( 5.82m x 3.02m max )

Double glazed UPVC window to rear.

### **Shower Room**

6' 3" x 5' 3" ( 1.91m x 1.60m )

Modern white suite comprising shower, low level WC and pedestal basin, part tiled walls, chrome heated towel rail.

### **Communal Areas**

Lawrence Place benefits from a homeowner's lounge, guest suite facilities and lift access to all floors.

### **Parking**

For an annual fee of £250.00 a parking permit is available for the car park. these are on a first come first served basis, please check with house manager.

### **Communal Gardens**

Lawrence Place enjoys attractive , well stocked communal gardens, including a south facing sun terrace.

### **Lease Details**

999 years from 1st June 2015

Annual ground rent TBC

Current annual service charge TBC

Residents must be aged 60 years or over



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## Lawrence Place White Horse Lane, Maldon

- 989 Year Remaining on Lease
- First Floor Luxury Retirement Apartment
- Beautiful Communal Garden
- Town Centre Location
- No Onward Chain

Tenure: Leasehold EPC Rating: C

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.

# £440,000



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Property Ref:  
MLN104365 - 0005

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