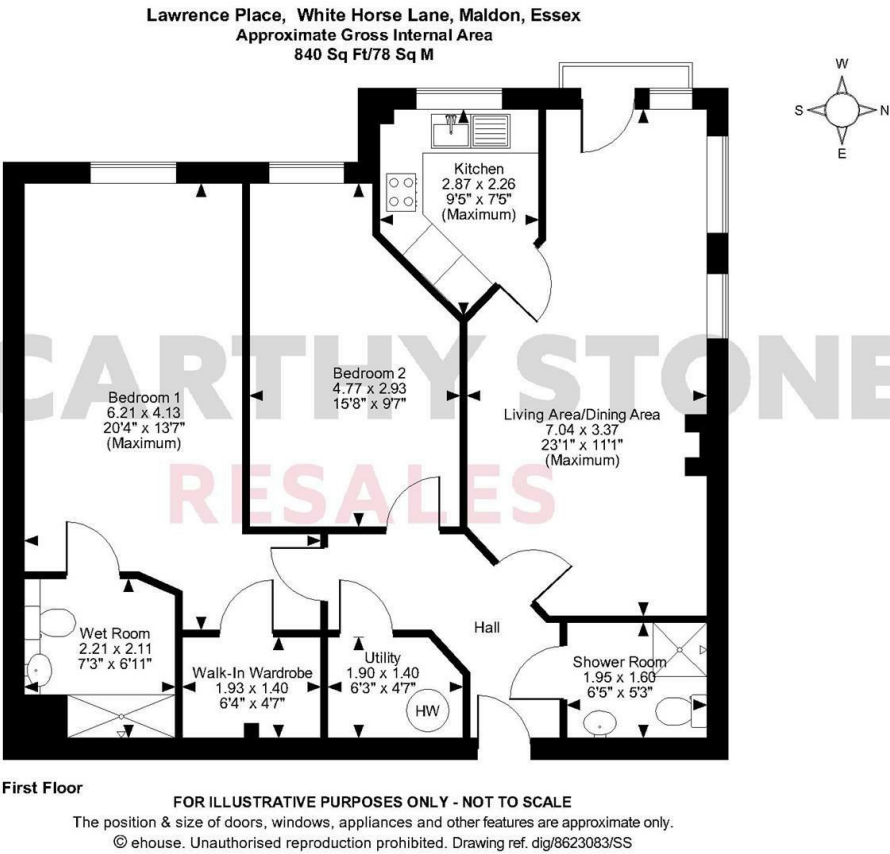


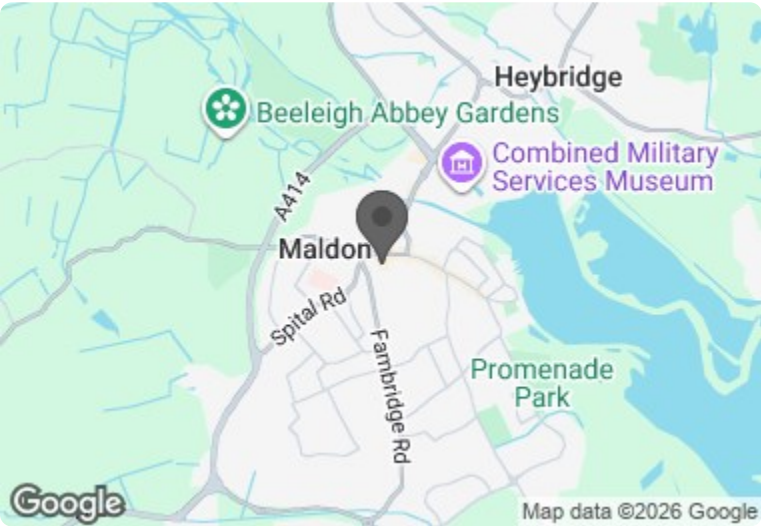


15 Lawrence Place

White Horse Lane, Maldon, CM9 5QR



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



PRICE REDUCTION

Offers over £459,000 Leasehold

a BRIGHT AND SPACIOUS two bedroom WEST facing first floor apartment situated within a popular MCCARTHY STONE retirement living development close to local amenities and the picturesque Maldon Promenade.
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Registered in England and Wales No. 10716544



Lawrence Place, White Horse Lane, Maldon,

2 Bed | £459,000

Lawrence Place

Lawrence Place has been designed and constructed for modern retirement living. The dedicated house manager is on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge and well maintained garden provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). There is also a scooter storage room on the ground floor.

Entrance Hall

Front door with letter box and spy hole opens into the large hallway. From the hallway doors lead to the living room, bedrooms, shower room and utility room which houses a washer/drier and storage area. The Tunstall emergency intercom is mounted within the hall. Underfloor heating runs throughout the apartment.

Lounge

Beautifully bright west facing apartment with the benefit of a dual aspect window and Juliet balcony which both allow lots of natural light into this room. The room provides ample space for dining furniture (as shown in photo) and has a feature electric fire. TV and telephone point, raised power points and two ceiling light points. Door leads onto separate kitchen.

Kitchen

Fully fitted modern kitchen with a range of high gloss base and wall units and drawers with work surface above. The electric controlled window with floral blind sits above the stainless steel sink with mono block lever tap and draining board. Easy access Bosch oven and

matching eye level Bosch microwave above. Four ring electric hob with extractor fan. Integrated fridge/freezer. Tiled floor and ceiling/under cabinet spotlights.

Master Bedroom

A beautifully presented west facing bedroom with lots of space for storage and the benefit of a door leading into a walk in wardrobe housing shelving, hanging rails and raised power point. TV aerial point, telephone point, ceiling light points and raised power points. Door to en-suite shower room.

En-suite

Walk in level access shower with grab rails and fitted shower screen. WC with concealed cistern, vanity unit with storage cupboard and inset wash hand basin. A fitted light up mirror is positioned above the basin. Wall mounted heated towel rail. Emergency pull cord. Fully tiled floor and part tiled walls. Ceiling spotlights.

Bedroom Two

Double second bedroom which also faces west can be used for dining or a study / hobby room. TV aerial point, telephone point, ceiling light points and raised power point.

Shower Room

Located off the hallway, perfect for guests. Suite comprising of a shower cubicle with glass door and support rail. WC, hand wash basin with fitted mirror above. Wall mounted heated towel rail. Emergency pull cord. Fully tiled floor and part tiled walls. Ceiling spotlights.

Service Charge (breakdown)

- Onsite visiting house manager
- 24-hour emergency call system
- Underfloor heating in apartments
- cleaning of communal and external apartment

windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £5,797.05 for financial year ending 30/09/26.

Parking Permit Scheme-subject to availability

The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Lease: 999 years from 1st June 2015

Ground Rent: £495 per annum

Ground rent review: 1st June 2030

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

PRICE
REDUCED

