

Cooper Court Spital Road, Maldon CM9 6DU

william h brown

welcome to

Cooper Court Spital Road, Maldon

GUIDE PRICE - £70,000 - £100,000

A well presented one bedroom RETIREMENT APARTMENT situated in the sought after Cooper Court development. RECENTLY DECORATED it offers BRIGHT AND AIRY ACCOMMODATION with DUAL ASPECT VIEWS alongside access to BEAUTIFULLY MAINTAINED COMMUNAL GARDENS.













Entrance Porch
Composite door leading to:-

Entrance Hall
Lighting and emergency pull chords, storage/airing cupboard housing boiler (fitted 2023), doors leading to :-

Lounge
16' 8" x 10' 2" (5.08m x 3.10m)
Double glazed UPVC window to front and side, storage heater, emergency pull chord, part glazed doors to:-

Kitchen
7' 4" x 5' 8" (2.24m x 1.73m)
Half tiled kitchen comprises of a range of wall and base units set in a roll top laminate work surface. Integrated microwave and oven , fridge, freezer and electric hob with overhead extractor, UPVC double glazed window to side.

Bedroom
13' 7" x 9' 6" (4.14m x 2.90m)
Double glazed UPVC window to front, storage heater, fitted wardrobes and loft access hatch, emergency chord.

Bathroom
Suite comprising enclosed shower, low level WC and pedestal basin, fully tiled walls, vanity unit, integrated heated towel rail and extractor.

Outside

Front
Communal car park to front of development, with communal entrance and phone entry system leading to main communal hall and lounge. Lift to all floors.

Communal Gardens
The development is set within beautiful mature communal gardens with well kept lawns, flower and shrub borders and seating areas.

Lease
Term: 125 years from 1st November 2006
Remaining Lease: 105 years
Annual Ground Rent: £424
Annual Service Charge: £3,273
Residents must be 60 years of age or above

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- Double Bedroom
- Dual Aspect Views
- Resident Parking
- Attractive Gardens
- Communal Lounge

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 3273.00
Ground Rent: 424.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

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Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104915

The Property Ombudsman

Property Ref:
MLN104915 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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