



Cooper Court, Spital Road, Maldon

CM9 6DU

CURTIS O'BOYLE

Sales & Lettings



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£140,000

Situated in this popular retirement development, this beautifully maintained one-bedroom apartment offers comfort, convenience, and a peaceful outlook. Ideally located just a short walk from Maldon High Street, residents can enjoy easy access to local shops, cafes, and amenities.

The property features a bright and spacious living area, newly fitted carpets throughout, and a modern kitchen complete with integrated appliances. The double bedroom benefits from built-in wardrobes, while the contemporary shower room is finished to a high standard.

Positioned to the rear of the development, the apartment enjoys pleasant views over the communal gardens, providing a tranquil setting to relax and unwind.

This lovingly cared for home is move-in ready. It features:

- Freshly Redecorated Throughout: Enjoy a bright and dean look with walls, ceilings and doors freshly painted for either modern or traditional styling
- New Carpeting: Experience the comfort of brand-new carpeting throughout the home.
- New 'HeatStore' Radiators: Enjoy newly installed energy efficient radiators.
- Roller Blinds: Enjoy enhanced privacy with stylish new(ish) roller blinds. The curtains also remain.
- Recently Installed Microwave: Have the benefit of a recently installed new microwave.
- Built-In Dishwasher: Enjoy a convenient under counter built-in dishwasher.
- Upright Refrigerator/Freezer: A spacious refrigerator/freezer unit, perfect for additional food storage needs.
- New Taps: Stylish and functional new taps installed in kitchen, bathroom, and shower.
- Extensive Built-In Wardrobes: Ample storage space with built-in wardrobes featuring convenient pull-down rail system for easy access.
- Bedside Drawer Units: Plenty of space for your night-time essentials.
- 6-Drawer Tallboy Dresser: A tall and elegant dresser with six spacious drawers, providing

- ample storage for clothing and accessories
- Safety/Security: Keypad home security system. Medical care system with new wearable medical alert device.
- Suitcase Storage. Dedicated suitcase storage area located on the same floor as your apartment.

ACCOMODATION:

ENTRANCE HALL Timber entrance door from communal hallway, coved to smooth ceiling, loft access. large walk in airing cupboard with carpeted floor.

SHOWER ROOM 6' 9" x 5' 8" (2.06m x 1.73m) Coved to smooth ceiling, extractor fan, tiled shower cubicle, vanity wash hand basin, dose coupled WC, tiled walls, heated towel rail, wall mounted electric fan heater.

BEDROOM 15' 7" x 9' 3" (4.75m x 2.82m) into wardrobes. Double glazed window overlooking gardens, coved to smooth ceiling, fitted wardrobes and drawers, wall mounted electric heater.

LOUNGE 22' 9" x 10' 8" (6.93m x 3.25m) Double glazed window overlooking gardens, coved to smooth ceiling, wall mounted electric heater, feature fireplace with electric fire, French doors to kitchen.

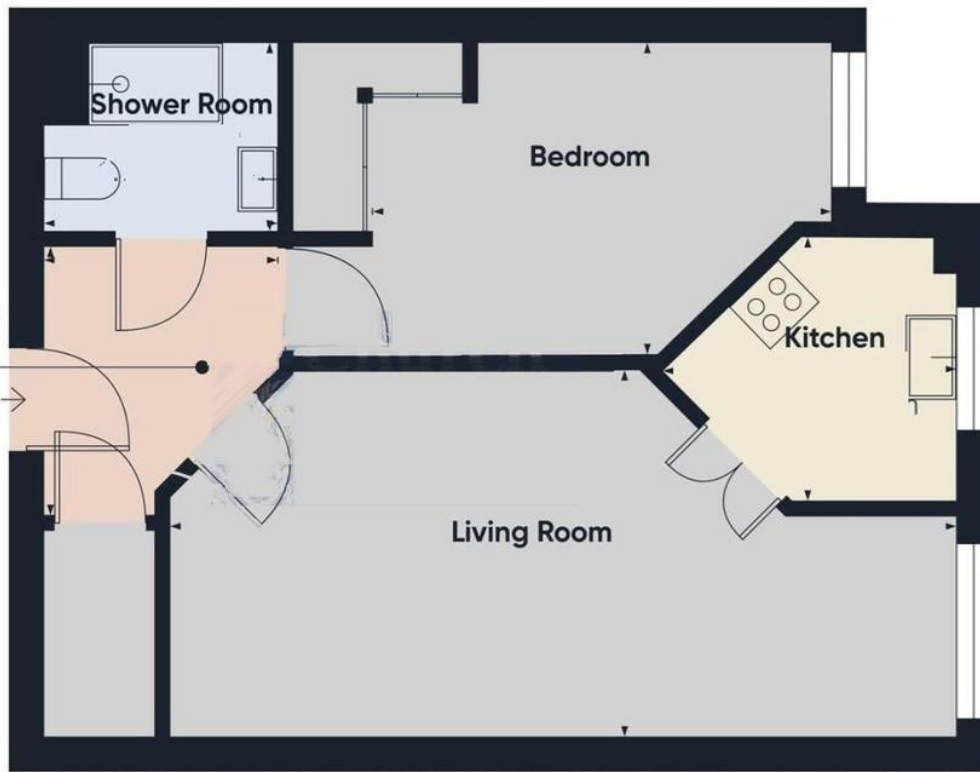
KITCHEN 7' 7" x 7' (2.31m x 2.13m) irregular shape. Double glazed window overlooking gardens, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, integrated dishwasher, fridge/freezer, built in AEG oven, microwave and four ring hob with hood above, tiled splashbacks.

OUTSIDE Communal lawned gardens and ample parking.

ONSITE FACILITIES Communal lounge for events and socialising, guest suite, laundry room, lift to all floors, house manager office.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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