Excellent

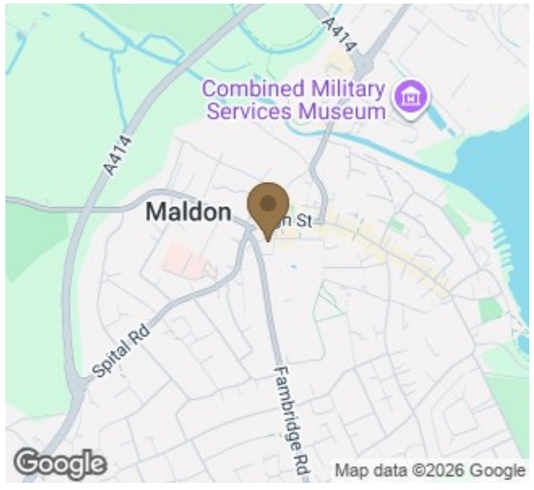
Trustpilot

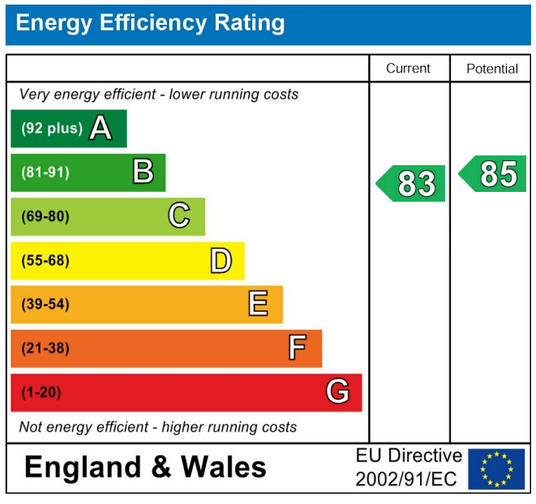
McCarthy & Stone
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Total floor area 81.7 sq.m. (880 sq.ft.) approx

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







14 Lawrence Place

White Horse Lane, Maldon, CM9 5QR

2 2 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 14 Lawrence Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £440,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two double bedrooms
- Two bathrooms and modern kitchen
- House Manager on-site during office hours
- Guest Suite for Family & Friends
- Landscaped Gardens
- Homeowners Lounge where social events take place
- Excellent communal facilities
- Lift to all floors
- Careline alarm service

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

14 Lawrence Place, Maldon

2 | 2 | Asking price £440,000

Lawrence Place

Lawrence Place has been been designed and constructed for modern living. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom and security door entry systems. The dedicated house manager is on site during working hours to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge 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).

Apartment Summary

Discover comfortable and independent retirement living at Lawrence Place in the charming town of Maldon. This attractive two-bedroom apartment offers modern living in a welcoming community, combining contemporary interiors with excellent communal facilities and beautifully landscaped surroundings. The apartment features a modern, well-appointed kitchen with integrated appliances, creating a stylish and practical space for everyday cooking and entertaining. The spacious accommodation includes two double bedrooms, providing ample room for relaxation, visiting family or friends, or creating a hobby room. Two shower rooms add convenience and flexibility, making the property particularly well suited to those seeking comfortable, accessible living. There is also a washer/dryer in the apartment for ease. Residents can enjoy the beautifully landscaped communal gardens, offering a peaceful setting to relax outdoors and socialise with neighbours. The welcoming Homeowners' Lounge provides an ideal space to meet friends, enjoy a chat or take part in community activities, helping to create a friendly and sociable atmosphere. For added reassurance, a House Manager is available during office hours, providing support and assistance with the day-to-day running of the development. Lawrence Place offers an appealing lifestyle for those looking to enjoy their retirement with greater independence, fewer home maintenance worries and the opportunity to become part of a like-minded community. Combining modern accommodation, practical features and attractive communal facilities, this two-bedroom apartment presents an excellent opportunity to enjoy a comfortable and fulfilling retirement in Maldon.

PART EXCHANGE AND ENTITLEMENTS ADVICE AVAILABLE

Landscaped Gardens

One of the main social hubs of Lawrence Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Social Lifestyle

The Communal Lounge is at the heart of the community at Lawrence Place and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

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.

Service Charge (breakdown)

- Onsite visiting house manager
- 24-hour emergency call system
- Cleaning of communal 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, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £6,173.57 per annum (up to financial year end 30/09/27).

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 speak with our Property Consultant today.

Additional Information & Services

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













