



Baker Mews, Maldon CM9 5AF

welcome to

Baker Mews ,Maldon

SECOND FLOOR RETIREMENT APARTMENT in the heart of Maldon, with its WEALTH OF AMENITIES AND PICTURESQUE QUAYSIDE, within the POPULAR BAKER MEWS DEVELOPMENT with its ATTRACTIVE COMMUNAL GARDENS, offered with NO ONWARD CHAIN.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Entrance door from communal hallway leading to :-

Entrance Hall

Built in storage cupboard, further cupboard housing hot water tank, storage heater, door to:-

Lounge

16' 10" x 10' 10" (5.13m x 3.30m)

Double glazed UPVC window to rear, open to :-

Kitchen

7' 9" x 6' (2.36m x 1.83m)

Fitted kitchen comprising stainless steel sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in mid level oven, separate electric hob with extractor over, space for further appliances.

Bedroom

13' 8" x 8' 11" (4.17m x 2.72m)

Double glazed UPVC window to rear, built in wardrobe, electric heater.

Shower Room

Suite comprising enclosed shower, low level WC and pedestal basin, fully tiled walls.

Outside

Communal Garden

Baker Mews enjoys an attractive lawned communal garden with seating areas, enclosed by hedges.

Communal Facilities

Baker Mews benefits from a full time manager and emergency pull chord system for if assistance is required, it also enjoys a communal lounge with occasional social activities such as coffee mornings and meals, communal launderette (though there is space for a washing machine in the property) and guest suites for visitors to use.

Parking

Communal parking and additional visitor parking available.

Lease

Remaining Lease: 61 years

Annual Ground Rent: TBC

Annual Service Charge: £2,599.87

Restrictions: Residents only accepted from 60 years of age & over



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Baker Mews, Maldon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Close to Promenade Park and Quayside
- Second Floor Retirement Apartment

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2599.87

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£60,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN104647 - 0003

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk