



The Warren Lodge, Woodham Walter Maldon CM9 6RW

welcome to

The Warren Lodge, Woodham Walter Maldon

Occupying on ENVIABLE POND SIDE POSITION within the PICTURESQUE WARREN ESTATE, is this COMPLETELY MODERNISED 42 FT LUXURY LODGE, with extended decking, boasting a FITTED SAUNA and with access to the HEATH & FITNESS CLUB.



Entrance

Double glazed UPVC door to:-

Entrance Hall

Built in cupboard, radiator, doors to:-

Lounge Diner

19' 2" Max x 16' 6" (5.84m Max x 5.03m)

Triple aspect room with UPVC double glazed windows to front and rear plus twin French doors to side opening to the terrace, centrepiece media wall and electric fireplace, radiators, open to.

Kitchen Area

7' 11" x 7' 11" (2.41m x 2.41m)

Double glazed UPVC window to rear and Velux skylight window, contemporary fitted kitchen comprising of sink and drainer set in marble effect work surfaces with tiled splashbacks and range of eye and base level units, built in oven with gas hob and extractor over, integrated dishwasher, space for American style fridge freezer and washing machine.

Bedroom One

15' x 9' 3" Max (4.57m x 2.82m Max)

Double glazed UPVC window to rear, range of fitted wardrobes and drawers, radiator, door to:-

En-Suite

9' 3" x 4' 6" (2.82m x 1.37m)

Double glazed UPVC window too rear, contemporary suite comprising of panel bath with shower over, low level WC and pedestal basin, part tiled walls, chrome heated towel rail.

Bedroom Two

9' 4" x 9' 1" Plus Recess (2.84m x 2.77m Plus Recess)

Double glazed UPVC window to front, fitted wardrobes, radiator.

Shower Room

Double glazed UPVC window to front, contemporary suite comprising of corner shower, low level WC and pedestal basin, fully fitted sauna, part tiled walls, chrome heated towel rail.

Outside

Terrace And Gardens

The property enjoys a sun terrace accessed from the lounge diner, which has been extended by the current owner and offers beautiful views over the pond. The property also enjoys a number of storage sheds and communal gardens.

Amenities

The Warren Estate enjoys access to a range of amenities (additional costs/memberships may apply) including Health Club, Indoor Pool, Hot Tub, Golf Club, Driving Range, Putting Green and Sports Bar.

Residence And Fees

The property can be occupied 50 weeks per year. The current annual pitch fee is £4,496.40 (Subject to annual review). Upon resale of the lodge, the owner is liable to pay 7.5% plus VAT to The Warren Estate.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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The Warren Lodge, Woodham Walter Maldon

- Two Double Bedrooms
- Luxury Bathroom & En-Suite
- Sauna
- 50 Week Residency
- High Specification Throughout

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: 4496.40

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104975 - 0002

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