

Baker Mews, Maldon CM9 5AF

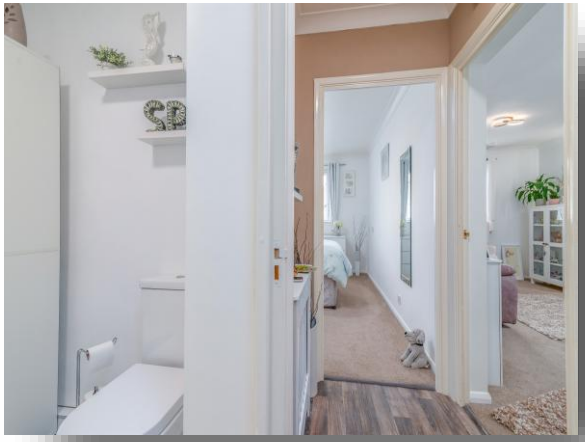
william
h brown

welcome to

Baker Mews, Maldon

GUIDE PRICE - £100,000 - £120,000

STYLISH GROUND FLOOR APARTMENT within the over 55's Baker Mews development IN THE HEART OF MALDON, this unique property has been THOUGHTFULLY RENOVATED THROUGHOUT by the current owner, and enjoys convenient access to Maldon's wealth of SHOPS AND AMENITIES.













Entrance
Communal entrance with key fob access leading to communal hallway. Entrance door to property opening to :-

Entrance Hall
Two built in storage cupboards, one housing hot water cylinder, electric heater, doors to :-

Lounge
16' 10" x 10' 6" (5.13m x 3.20m)
Double glazed window to front, contemporary centrepiece fireplace housing electric fire, electric heater, archway to :-

Kitchen
7' 10" x 5' 11" (2.39m x 1.80m)
Modern fitted kitchen comprising sink and drainer set in roll top surfaces with matching upstands and tiled splashbacks, range of eye and base level units, space for appliances.

Bedroom
13' 5" x 8' 9" (4.09m x 2.67m)
Double glazed window to front, built in wardrobe.

Shower Room
Contemporary suite comprising walk in oversized shower with glass shower screen, low level WC and vanity basin, part tiled walls.

Outside

Communal Gardens
Baker Mews enjoys an attractive communal garden area, predominantly laid to lawn with mature trees and shrubs, accessed a short walk from this property's front door.

Resident And Visitor Parking
There are a number of parking spaces within Baker Mews. For residents with a car they can register their registration in order to park within the development, and visitors can use a free of charge day permit to park within the development.

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.

Lease
Lease Length: 99 years from 1st October 1988
Remaining Lease: 61 years
Annual Ground Rent: £303.38
Annual Service Charge: £2,700 approx.
Restrictions: Residents only accepted from 60 years of age & over

welcome to

Baker Mews, Maldon

- Renovated to a High Standard
- Ground Floor Retirement Property
- In the Heart of Maldon Town
- Communal Gardens
- Range of Communal Amenities

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 2700.00
Ground Rent: 302.00

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

£100,000 - £120,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN105022

The Property Ombudsman

Property Ref:
MLN105022 - 0003

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.

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