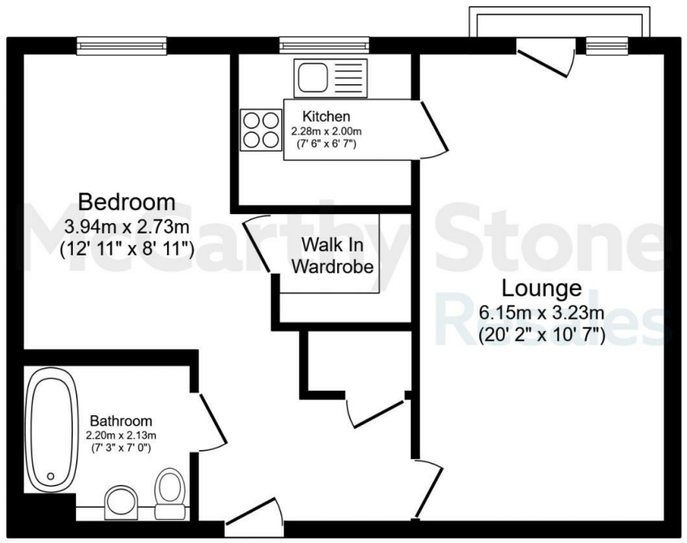
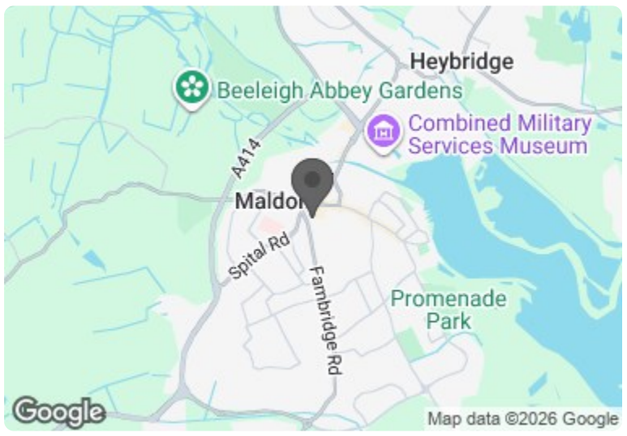
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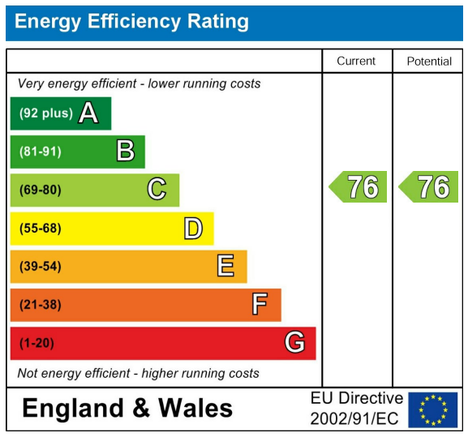


Total floor area 51.9 sq.m. (559 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B





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The Property Ombudsman

McCarthy Stone
Resales

22 Lawrence Place

White Horse Lane, Maldon, CM9 5QR

PRICE REDUCED







PRICE REDUCTION

Asking price £300,000 Leasehold

A well presented bright and spacious ONE BEDROOM APARTMENT with a JULIET BALCONY. This apartment boasts a modern kitchen, spacious living area, double bedroom and modern bathroom. Lawrence Place, a McCarthy Stone retirement living development is nestled in Maldon and boasts landscaped gardens and a homeowner's lounge where SOCIAL EVENTS TAKE PLACE. *FRESHLY CARPETED AND IN TURN KEY CONDITION*

Entitlements Advice and Part Exchange available

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Lawrence Place, White Horse Lane, Maldon

1 Bed | £300,000

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).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hall
Front door with letter box and spy hole opens into the large hallway. From the hallway doors lead to the living room, bedroom, bathroom and storage cupboard. The Tunstall emergency intercom is mounted within the hall. Newly carpeted, underfloor heating throughout.

Living Room
Bright and spacious living room with a juliet balcony, allowing lots of natural light in and the room provides ample space for dining furniture. TV and telephone point. Raised power points, two ceiling light points. Newly carpeted, underfloor heating throughout.

Bedroom
A beautifully presented bedroom, large wardrobe with plenty of hanging and storage space. Two ceiling light points. TV aerial point. Telephone point. Power points. Newly carpeted, underfloor heating throughout.

Kitchen
Modern gloss fitted kitchen with eye level units with under unit spot lighting. Stainless steel sink unit with drainer and mixer taps. Easy access bosch oven and matching eye level bosch microwave above, four ring electric hob with extractor fan above. Integrated fridge/freezer. Tiled floor. Ceiling spot lights.

Bathroom
Located off the hallway, Suite comprising with a shower over bath. Hand wash basin a light up mirror above. WC with concealed cistern. Wall mounted heated towel rail. Emergency pull cord. Fully tiled floor and part tiled walls. Ceiling light.

Service Charge (breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- 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

Annual Service charge: £4,115.71 for the financial year ending 30/09/2027.

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.

Parking Permit Scheme-subject to availability
The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information
Lease: 999 years from 1st June 2015
Ground Rent: £425 per annum
Ground rent review: 1st June 2030

PRICE REDUCED











