holden
Estate Agents

Spital Road, Maldon, Essex

OFFERS OVER £200,000

- Ground floor retirement property - sought after development
- Patio doors from lounge/dining room to patio area
- Recently re-decorated/re-fitted carpets
- Lounge/dining room, fitted kitchen
- Double bedroom, wet room
- No onward chain
- EPC rating - C

APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman SALES

** VIRTUAL TOUR AVAILABLE - CLICK ON LINK TO ACCESS **

Introduction

Offered for sale with no onward chain and situated in the popular Cooper Court development which was built by retirement specialists McCarthy and Stone, is this one bedroom ground floor apartment. The property offers spacious lounge/dining room, fitted kitchen, double bedroom and wet room. The property has been recently re-decorated and re-carpeted, and also benefits from a replacement hot water system. As the property is on the ground floor there is access from lounge doors onto a patio area. Cooper Court benefits from house manager, residents communal lounge and laundry room.

Local area

Cooper Court can be found on Spital Road, a short distance away from Maldon town centre. There are local bus stops nearby. Maldon is a historic Market Town with a great range of shopping and recreational facilities, with national brands and independent retailers.

Accommodation comprises

Communal Entrance
With security intercom access, communal hallway leading to private entrance door.

Hallway
With cupboard housing hot water system, doors to lounge, bedroom and wet room.

Lounge/Dining Room
15' 2" x 17' 6" (4.62m x 5.33m) To maximum points. Double glazed doors leading to patio area, feature fireplace, wall mounted heater, glazed doors to kitchen

Kitchen
5' 10" x 7' 2" (1.78m x 2.18m) Double glazed window to rear, wall mounted cupboards, work surface with sink unit, matching cupboards and drawers under. Built in oven, hob, extractor fan and microwave, integrated fridge and freezer part tiled walls.

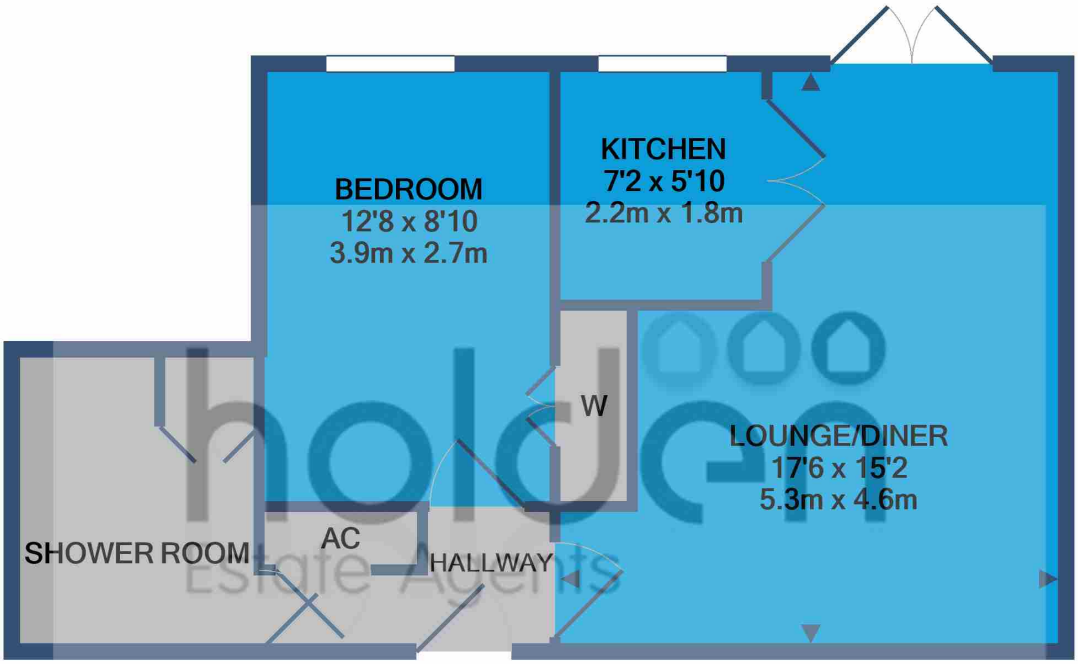
Bedroom
8' 10" x 12' 8" (2.69m x 3.86m) Double glazed window to rear, wall mounted electric heater, mirror fronted wardrobe.

Wet Room
Close coupled WC, shower with shower screen, wall mounted wash hand basin, tiled walls, storage, extractor fan, wall mounted heater, heated towel rail.

Lease information

Lease, service charge and maintenance
To be confirmed.

FLOOR PLAN | Spital Road Maldon CM9 6DU



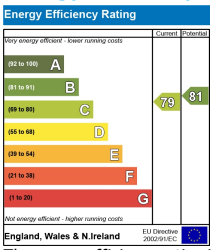
TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2020

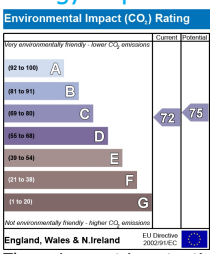
ENERGY GRAPHS

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Energy Impact Rating



The environment impart rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Every effort has been made to ensure that consumers are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer must have information verified by their own solicitors or other advisers. These details form part of our database, which is protected by database rights and copyright laws. No unauthorised copying or distribution without permission.

Maldon Office
15 High Street
Maldon
Essex
CM9 5PE

t. 01621 841 011
e. maldon@holdenestates.co.uk

holden Estate Agents

Available 7 days a week
Monday – Friday 9am – 6pm Saturday 9am – 5pm
Sunday and Bank Holidays 10am – 1pm (phone service)

Tiptree Office
Crate Tiptree
Kelvedon Road
Tiptree
Essex
CO5 0LX

t. 01621 983 983
e. tiptree@holdenestates.co.uk