

Baker Mews, High Street, Maldon, Essex OFFERS IN REGION OF £118,000



- One bedroom retirement apartment
- First floor with lift access
- Good sized lounge/diner
- Shower room
- Town centre location
- Communal facilities
- Onsite house manager
- Emergency pull cord system
- EPC - C



This one bedroom first floor retirement apartment is situated within this popular town centre retirement complex. Sold with no onward chain, the apartment provides a good sized lounge/diner, fitted kitchen, double bedroom and shower room. There are also communal facilities within Baker Mews which include communal lounge, laundry facilities and gardens, plus the benefit of a lift and onsite house manager. Ideal for anyone looking for an affordable retirement property in the heart of Maldon town. Suitable for those 60 years and over.

Local Area - As previously mentioned the property is located in the heart of Maldon town centre, offering excellent access to Maldon High Street with its range of shops, cafes, restaurants and bars, as well as access to the famous Hythe Quay with London sailing barges, and Maldon Promenade Park. There are also many local walks from this location, you will be spoilt for choice. Maldon provides easy access to both Witham and Hatfield Peverel station within approx. 6 miles. Road links to Chelmsford, London and Colchester can be picked up via the A12 at Hatfield Peverel.



## Ground Floor

### Communal Entrance

Security intercom system. Communal entrance hall with managers office. Access to the laundry facilities and communal lounge. Stairs and lift rising to the first floor.

## First Floor

### Apartment Entrance Hall

Phone entry system giving direct communication with the communal entrance door and unlock buzzer function. Built-in storage cupboard, storage heater, emergency pull cord, cupboard housing immersion heater, access to loft space and doors to:





### Shower Room

Large shower cubicle with sliding glass door, electric shower and aid grab handles and fold out seat, pedestal wash hand basin, close coupled WC, tiled walls, electric heated towel rail and extractor fan. Emergency pull cord.

### Lounge/Diner

17' 0" x 10' 3" (5.18m x 3.12m) Plus L-Shaped recess.

Double glazed window to rear, upgraded electric heater, television point, emergency pull cord and open to:

### Kitchen

5' 10" x 7' 8" (1.78m x 2.34m)

Fitted with a range of wall and base units, finished with rolled edge work surfaces, inset sink drainer, inset hob with extractor above, eye level oven, tiled splash backs, space for an under counter appliance. Free standing fridge/freezer. Under unit lighting.

### Bedroom

13' 9" x 9' 1" (4.19m x 2.77m)

Double glazed window to rear, built-in wardrobes with sliding mirrored doors. Electric heater. Emergency pull cord.

### Lease and charges

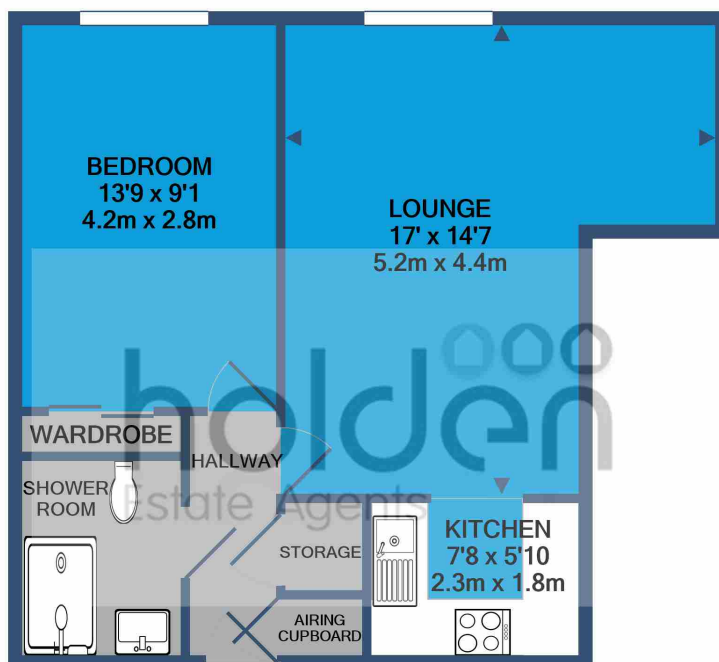
The following information has been provided by the seller and should be used as a guide and clarified by your legal representative.

Length of Lease - Approximately 67 years remaining.

Service Charge - £2134.56 Per Annum.

Ground Rent - £304.00 Per Annum.

The above charges are inclusive of buildings insurance, water supply, window cleaning, maintenance of the grounds and the emergency call service.

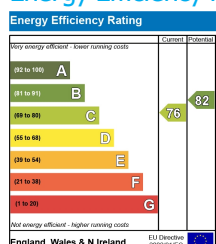


TOTAL APPROX. FLOOR AREA 488 SQ.FT. (45.3 SQ.M.)

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  
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## 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 impact 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.

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