

Spital Road, Maldon, Essex

£350,000



- No onward chain
- Two large double bedrooms
- Re-decorated throughout & new carpets/flooring
- Kitchen/diner
- Generous living room
- Close to communal lift
- Second floor spacious apartment
- Sought after retirement development
- EPC - C





**VIRTUAL TOUR AVAILABLE**

Located within the sought after McCarthy & Stone, Cooper Court retirement development, is this spacious apartment of a rare, large design and available for the first time since new in 2007. Situated on the second floor, just a few meters from the communal lift, this immaculately presented property enjoys a Southerly facing aspect, allowing lots of sunlight through the large bay dormer windows. The property has been freshly painted throughout and also benefits from new carpets and flooring to every room, making this the ideal purchase to move straight into. In brief the accommodation comprises; large entrance hall with storage cupboards, two double bedrooms, shower room, and a generous living room with double doors leading to the kitchen/diner. The development also provides communal facilities including, beautiful gardens, residents lounge, parking, guest rooms and laundry room. Sold with the benefit of no onward chain.



Cooper Court was constructed by McCarthy & Stone in 2006/2007 for those aged 60 plus, comprising 56 apartments and served via a communal lift. The development Manager can be contacted from various points within each property in the case of an emergency and for periods when the development Manager is off duty, there is a 24 hour emergency call system.

**Ground Floor**

**Communal Entrance Hall**

Entry gained via a communal entrance door with entry phone system. The site manager and communal lounge can be found just inside the entrance. A hallway leads to the lift which takes you to the first and second floors. There is also an additional side entrance door for convenience.

**Second Floor**

**Apartment Entrance**

The large entrance all gives access to all rooms apart from the kitchen. There are two built-in cupboards, one is extremely large and houses the hot water tank. Access to the loft space, storage heater and emergency pull cord.

**Living Room**

14' 6" x 12' 0" (4.42m x 3.66m) (minimum measurements)

Double glazed bay window to front, storage heater, emergency pull cord, electric feature fireplace and double doors leading to:







#### **Kitchen/Diner**

11' 6" x 7' 10" (3.51m x 2.39m)

Fitted with a range of wall and base mounted units, incorporating rolled edge work surfaces with an inset sink drainer, inset hob with extractor above, integrated fridge and freezer, fitted eye level oven and microwave, under unit lighting, tiled splash backs, double glazed bay window to front, emergency pull cord and an electric wall heater.

#### **Bedroom One**

16' 6" x 10' 8" (5.03m x 3.25m)

Double glazed bay window to front, built-in mirror fronted wardrobes, emergency pull cord and storage heater.

#### **Bedroom Two**

16' 6" x 9' 4" (5.03m x 2.84m)

Double glazed bay window to front, emergency pull cord and storage heater.

#### **Shower Room**

Suite comprising: large shower cubicle with sliding glass door, semi recessed wash hand basin with cupboard beneath, close coupled WC, tiling to walls, emergency pull cord, electric fan heater and heated towel rail. Wall light, extractor fan and mirror.

#### **Outside**

#### **Grounds**

The communal gardens are well maintained and provide a beautiful setting to relax with built-in seating available. Residents and visitors parking is located at the front of the development.

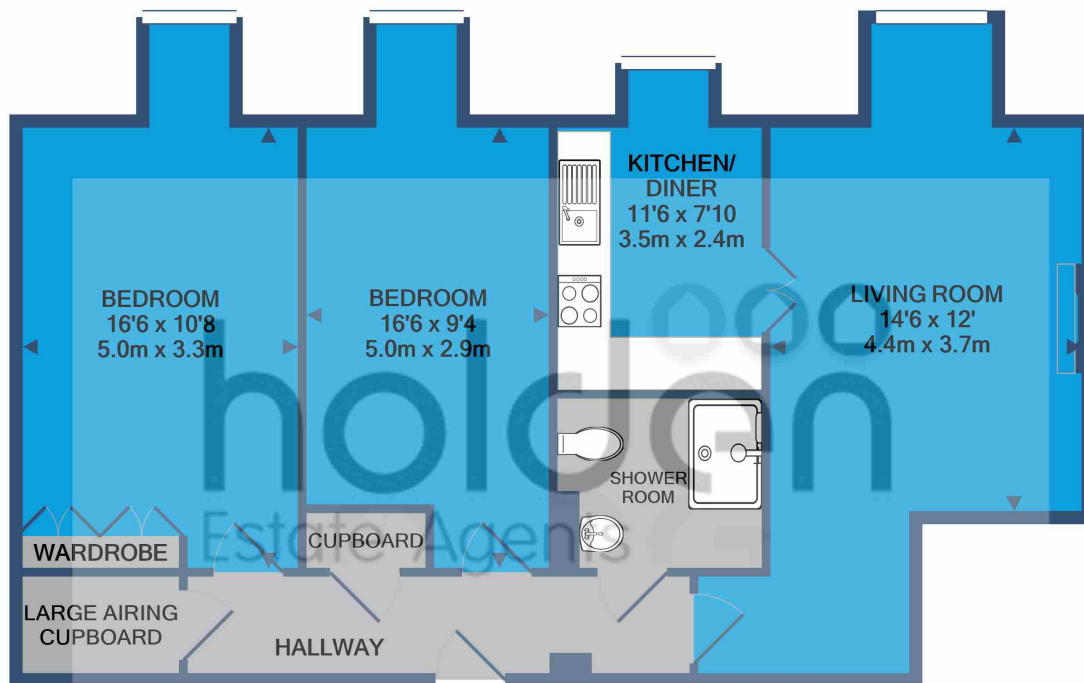
#### **Lease Information & Charges**

The following information has been provided to us by the seller and is subject to change. Any interested party should seek clarity via their appointed legal representative.

Service charge: £1947.13 1/2 yearly

Ground rent: £247.50 1/2 yearly

Length of lease: 125 years from 2006.

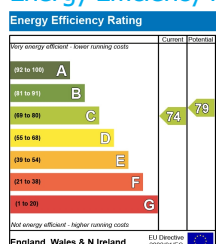


TOTAL APPROX. FLOOR AREA 842 SQ.FT. (78.2 SQ.M.)

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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