

Cooper Court Spital Road, Maldon CM9 6DU

william h brown

welcome to

Cooper Court Spital Road, Maldon

GUIDE PRICE - £100,000 - £130,000

RARELY AVAILABLE within the popular Cooper Court McCarthy & Stone Retirement Development for over 60's, set within ATTRACTIVE AND WELL KEPT COMMUNAL GARDENS is this light & airy TWO DOUBLE BEDROOM APARTMENT, offered with NO ONWARD CHAIN.













Entrance
Communal entrance with lifts to all floors and access to communal areas. Property is on the first floor. Entrance door to :-

Entrance Hall
Large walk in cupboard, further airing cupboard, further storage cupboard, electric storage heater, doors to :-

Lounge
19' 6" x 10' 4" max (5.94m x 3.15m max)
Double glazed UPVC window to rear overlooking the gardens, electric storage heater, double doors to :-

Kitchen
7' 7" x 7' (2.31m x 2.13m)
Double glazed UPVC window to rear overlooking the garden, fitted kitchen comprising sink & drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven, microwave, hob with extractor over, fridge & freezer.

Bedroom One
15' 7" x 12' 9" max (4.75m x 3.89m max)
Double glazed UPVC window to rear overlooking the gardens, built in wardrobe with folding mirrored doors, electric storage heater.

Bedroom Two
15' 7" x 9' 3" (4.75m x 2.82m)
Double glazed UPVC window to rear overlooking the garden, electric panel heater.

Bathroom
6' 10" x 5' 7" (2.08m x 1.70m)
Suite comprising panel bath with shower over, low level WC and vanity basin, fully tiled walls, heated towel rail.

Outside

Parking
Communal parking on a first come first served basis.

Communal Gardens
Cooper Court is set within beautiful and generous communal gardens, unlike any other retirement development in Maldon, which are a mixture of lawns, pathways and well kept mature flower and shrub beds.

Communal Services
The property benefits from a Careline alarm system and access to communal services including a communal lounge, laundry room, guest suite and kitchen.

Lease
The lease has over 107 years remaining at time of listing. We are informed that the annual ground rent is £247 and the annual service charge is currently £4,807.12. Residents must be 60 years of age or over.

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Cooper Court Spital Road, Maldon

- Two Double Bedrooms
- Views over Attractive Communal Gardens
- 107 Years Remaining on Lease
- No Onward Chain
- Popular Retirement Development

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 4807.12
Ground Rent: 247.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

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Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN103768

The Property Ombudsman

Property Ref:
MLN103768 - 0011

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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