



**Cooper Court Spital Road, Maldon CM9 6DU**

**welcome to**

**Cooper Court Spital Road, Maldon**

**\*\* GUIDE PRICE £100,000 - £120,000 \*\*** A well presented one bedroom RETIREMENT APARTMENT situated in the sought after Cooper Court development. RECENTLY DECORATED it offers BRIGHT AND AIRY ACCOMMODATION with DUAL ASPECT VIEWS alongside access to BEAUTIFULLY MAINTAINED COMMUNAL GARDENS.



### **Entrance Porch**

Composite door leading to:-

### **Entrance Hall**

Lighting and emergency pull chords, storage/airing cupboard housing boiler (fitted 2023), doors leading to :-

### **Lounge**

16' 8" x 10' 2" ( 5.08m x 3.10m )

Double glazed UPVC window to front and side, storage heater, emergency pull chord, part glazed doors to:-

### **Kitchen**

7' 4" x 5' 8" ( 2.24m x 1.73m )

Half tiled kitchen comprises of a range of wall and base units set in a roll top laminate work surface. Integrated microwave and oven , fridge, freezer and electric hob with overhead extractor, UPVC double glazed window to side.

### **Bedroom**

13' 7" x 9' 6" ( 4.14m x 2.90m )

Double glazed UPVC window to front, storage heater, fitted wardrobes and loft access hatch, emergency chord.

### **Bathroom**

Suite comprising enclosed shower, low level WC and pedestal basin, fully tiled walls, vanity unit, integrated heated towel rail and extractor.

### **Outside**

#### **Front**

Communal car park to front of development, with communal entrance and phone entry system leading to main communal hall and lounge. Lift to all floors.

#### **Communal Gardens**

The development is set within beautiful mature communal gardens with well kept lawns, flower and shrub borders and seating areas.

#### **Lease**

Term: 125 years from 1st November 2006

Remaining Lease: 105 years

Annual Ground Rent: £424

Annual Service Charge: £3,273

Residents must be 60 years of age or above



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## Cooper Court Spital Road, Maldon

- Double Bedroom
- Dual Aspect Views
- Resident Parking
- Attractive Gardens
- Communal Lounge

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: £3,273.00

Ground Rent: £424.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£100,000 - £120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104915 - 0003

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