



**Newnham Green, Maldon CM9 6HZ**



**welcome to**

**Newnham Green, Maldon**

RETIREMENT LIVING WITH PICTURESQUE VIEWS - Located on the popular Newnham Green Retirement Development CLOSE TO THE HEART OF MALDON is this TWO BEDROOM upper floor apartment, enjoying FAR REACHING VIEWS OVER COUNTRYSIDE and offered with NO ONWARD CHAIN.



### **Communal Entrance**

Communal entrance door to communal hallway, stairs to upper and lower floors, door to :-

### **Entrance Hall**

Built in cupboard, doors to :-

### **Lounge**

17' 8" plus recess x 10' 5" ( 5.38m plus recess x 3.17m )  
Double glazed box bay window to rear overlooking the communal gardens with stunning far reaching countryside views, electric storage heater, open to :-

### **Kitchen**

8' 5" x 7' 2" ( 2.57m x 2.18m )  
Double glazed window to front, fitted kitchen comprising sink & drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in high level oven and separate hob, space for further appliances.

### **Bedroom One**

12' 2" x 12' plus recess ( 3.71m x 3.66m plus recess )  
Double glazed window to rear overlooking communal gardens with stunning far reaching views over countryside, range of fitted wardrobes, cupboards, dressing table and drawers, electric storage heater.

### **Bedroom Two**

8' 6" x 6' 2" ( 2.59m x 1.88m )  
Double glazed window to front, electric panel heater.

### **Shower Room**

Double glazed window to front, suite comprising shower, low level WC and pedestal basin, part tiled walls.

### **Outside**

#### **Front**

Communal gardens to front and bin storage area, side access to :-

#### **Communal Gardens**

Attractive communal gardens, predominantly laid to lawn with mature flower and shrub beds, clothes drying area.

#### **Lease**

Years Remaining: 87  
Ground Rent: TBC  
Service Charge: TBC  
Restrictions: Occupants must be 60 years of age or over



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## Newnham Green, Maldon

- Two Bedrooms
- Retirement Apartment
- Views over Countryside
- Communal Parking
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104714 - 0005

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