



**Baker Mews, Maldon CM9 5AF**

**welcome to**

**Baker Mews, Maldon**

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT in the heart of Maldon, with its WEALTH OF AMENITIES, and benefitting from CONVENIENT ACCESS AT THE REAR OF THE DEVELOPMENT. This well presented property within Baker Mews OVERLOOKS ATTRACTIVE COMMUNAL GARDENS and is offered with NO ONWARD CHAIN.



### **Entrance**

The property can be accessed via the main communal entrance door, or via a separate door at the rear of the development which conveniently leads straight up to the front door of the property.

### **Entrance Hall**

Window to front, three built in cupboards, one housing the hot water cylinder, loft access, doors to :-

### **Lounge**

17' 3" x 9' 10" ( 5.26m x 3.00m )

Window to rear overlooking communal gardens, electric storage heater, archway to :-

### **Kitchen**

11' 9" x 6' 2" max ( 3.58m x 1.88m max )

Window to rear overlooking communal gardens, fitted kitchen comprising sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in mid level oven, separate hob with extractor over, space for further appliances.

### **Bedroom One**

16' 5" x 8' 9" max ( 5.00m x 2.67m max )

Window to rear, two sets of fitted wardrobes, storage heater.

### **Bedroom Two**

11' 9" x 9' 1" max ( 3.58m x 2.77m max )

Window to front overlooking communal gardens and parking area, storage heater.

### **Shower Room**

9' 9" x 5' 5" ( 2.97m x 1.65m )

Suite comprising enclosed shower, low level WC and pedestal basin, tiled walls, heated towel rail.

### **Outside**

#### **Communal Gardens**

Baker Mews enjoys an attractive communal garden area, predominantly laid to lawn with mature trees and shrubs.

#### **Resident And Visitor Parking**

There are a number of parking spaces within Baker Mews. For residents with a car they can register their registration in order to park within the development, and visitors can use a free of charge day permit to park within the development.

#### **Communal Facilities**

Baker Mews benefits from a full time manager and emergency pull chord system for if assistance is required, it also enjoys a communal lounge with occasional social activities such as coffee mornings and meals, communal launderette (though there is space for a washing machine in the property) and guest suites for visitors to use.

#### **Lease**

Lease Length: 99 years from 1st October 1988

Remaining Lease: 61 years

Annual Ground Rent: £332.74

Annual Service Charge: £3,418.09

Restrictions: Residents only accepted from 60 years of age & over



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welcome to

## Baker Mews, Maldon

- Two Spacious Double Bedrooms
- Generous Kitchen
- Town Centre Location
- Overlooking Attractive Communal Gardens
- No 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.

# £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104900 - 0003

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