



Baker Mews, Maldon CM9 5AF

welcome to

Baker Mews, Maldon

STYLISH GROUND FLOOR APARTMENT within the over 55's Baker Mews development IN THE HEART OF MALDON, this unique property has been THOUGHTFULLY RENOVATED THROUGHOUT by the current owner, and enjoys convenient access to Maldon's wealth of SHOPS AND AMENITIES.



Entrance

Communal entrance with key fob access leading to communal hallway. Entrance door to property opening to :-

Entrance Hall

Two built in storage cupboards, one housing hot water cylinder, electric heater, doors to :-

Lounge

16' 10" x 10' 6" (5.13m x 3.20m)

Double glazed window to front, contemporary centrepiece fireplace housing electric fire, electric heater, archway to :-

Kitchen

7' 10" x 5' 11" (2.39m x 1.80m)

Modern fitted kitchen comprising sink and drainer set in roll top surfaces with matching upstands and tiled splashbacks, range of eye and base level units, space for appliances.

Bedroom

13' 5" x 8' 9" (4.09m x 2.67m)

Double glazed window to front, built in wardrobe.

Shower Room

Contemporary suite comprising walk in oversized shower with glass shower screen, low level WC and vanity basin, part tiled walls.

Outside

Communal Gardens

Baker Mews enjoys an attractive communal garden area, predominantly laid to lawn with mature trees and shrubs, accessed a short walk from this property's front door.

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: £303.38

Annual Service Charge: £2,700 approx.

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



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welcome to

Baker Mews, Maldon

- Renovated to a High Standard
- Ground Floor Retirement Property
- In the Heart of Maldon Town
- Communal Gardens
- Range of Communal Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2700.00

Ground Rent: 302.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 1988. Should you require 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:
MLN105022 - 0002

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