



**Baker Mews High Street, Maldon CM9 5AF**

**welcome to**

**Baker Mews High Street, Maldon**

SECOND FLOOR RETIREMENT APARTMENT in the heart of Maldon, with its WEALTH OF AMENITIES AND PICTURESQUE QUAYSIDE, within the POPULAR BAKER MEWS DEVELOPMENT with its ATTRACTIVE COMMUNAL GARDENS, offered with NO ONWARD CHAIN.



### Entrance

Entrance door from communal hallway leading to :-

### Entrance Hall

Built in storage cupboard, further cupboard housing hot water tank, storage heater, door to:-

### Lounge

16' 10" x 10' 10" ( 5.13m x 3.30m )

Double glazed UPVC window to rear, open to :-

### Kitchen

7' 9" x 6' ( 2.36m x 1.83m )

Fitted kitchen comprising stainless steel 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 electric hob with extractor over, space for further appliances.

### Bedroom

13' 8" x 8' 11" ( 4.17m x 2.72m )

Double glazed UPVC window to rear, built in wardrobe, electric heater.

### Bathroom

Suite comprising panel bath with shower over, low level WC and pedestal basin, fully tiled walls.

### Outside

#### Communal Garden

Baker Mews enjoys an attractive lawned communal garden with seating areas, enclosed by hedges.

#### 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.

#### Parking

Communal parking and additional visitor parking available.

#### Lease

Remaining Lease: 61 years

Annual Ground Rent: £303.38

Annual Service Charge: £2,734.48

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



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## **Baker Mews High Street, Maldon**

- Close to Promenade Park and Quayside
- Second Floor Retirement Apartment
- Town Centre Location
- Lift Service
- No Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2734.48

Ground Rent: 303.38

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.

# **£70,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104944 - 0002

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01621 874837**



[Maldon@williamhbrown.co.uk](mailto:Maldon@williamhbrown.co.uk)



3 High Street, West Square, MALDON, Essex,  
CM9 5PB



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**