



47 Cooper Court Spital Road, Maldon , CM9 6DU
Price £165,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

Nestled in the charming town of Maldon, this delightful one-bedroom retirement apartment in Cooper Court offers a wonderful blend of comfort and convenience having been recently re-decorated & carpeted. Upon entering you will find a welcoming warm atmosphere. The apartment features bedroom with fitted bedroom furniture providing a serene retreat for rest and relaxation. The shower room is thoughtfully designed, ensuring ease of use and accessibility, which is particularly beneficial for retirement living along with a generous living room & separate kitchen. The location of this property is truly advantageous. Situated close to Maldon High Street, residents can enjoy the picturesque surroundings and the vibrant community that this historic town has to offer. With local amenities, shops, and delightful eateries just a short stroll away, you will find everything you need within easy reach. This retirement apartment is not just a home; it is a lifestyle choice that promotes independence while offering a supportive community. Whether you are looking to downsize or seeking a new chapter in your life, this property presents an excellent opportunity for comfortable living in a lovely setting. In summary, this one-bedroom apartment on Spital Road is a wonderful option for those looking to embrace a fulfilling retirement in the heart of Maldon. With its practical layout and prime location, it is sure to appeal to discerning buyers seeking a tranquil yet engaging environment. Energy Efficiency Rating C. Council Tax B.

Entrance Hallway

Entrance door, emergency pull cord & security entry phone system, walk in storage/airing cupboard with water tank & light connected, doors to:

Bedroom 13'6 x 9'2 (4.11m x 2.79m)

Double glazed window, wall mounted Heatstore electric heater, range of fitted wardrobes with bedside cabinets & drawers, television & FM point, coved to ceiling, emergency pull cord.

Shower Room

Wall mounted ladder towel radiator, suite comprising of low level w.c, wash hand basin, tiled to walls, tiled shower cubicle with wall mounted shower unit.

Lounge 22'10 x 10'8 (6.96m x 3.25m)

Double glazed window, television & FM point, emergency pull cord, wall mounted Heatstors electric heater, coved to ceiling, feature fireplace with electric fire.

Kitchen 8'6 x 7'7 (2.59m x 2.31m)

Double glazed window, sink unit with mixer tap, space for fridge/freezer, built in Beko dishwasher, four ring AEG hob, extractor hood, built in AEG oven & microwave, fitted base and wall mounted units, coved to ceiling, tiled splash backs, emergency pull cord.

Cooper Court

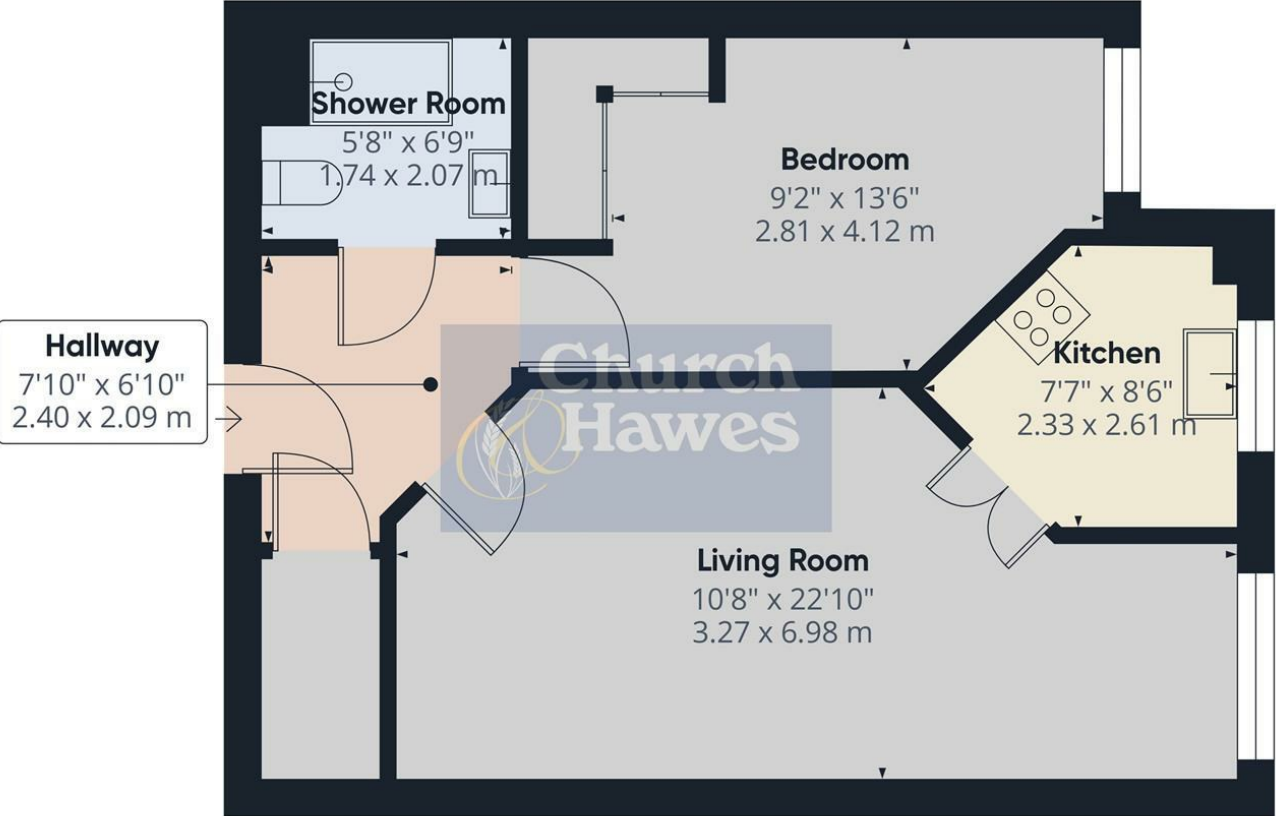
Built in 2007 Cooper court is a delightful development of 57 apartments for the over 60's. There is resident management staff and care line alarm service. Cooper court offers a residents lounge, laundry, guest facilities and

communal gardens. Regular social activities, cats and dogs are accepted (subject to terms of lease and landlords permission, please check)

Agents Note & Money Laundering

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale



Approximate total area¹⁾
497.72 ft²
46.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

