



Spital Road, Maldon
CM9 6DU

CURTIS O'BOYLE

Sales & Lettings



Cooper Court, Spital Road, Maldon

CM9 6DU

£165,000

Offered with no onward chain, a top floor one bedroom retirement apartment with lift access. Situated on Spital Road, convenient for the High Street and Bus Routes. The development for the other 60's also has a residents lounge with regular events, laundry facilities, guest rooms and ample parking in the communal carpark.

ENTRANCE HALL Timber entrance door from communal hallway, coved to smooth ceiling, emergency pull cord, airing cupboard.

LEASEHOLD

Length of lease: 125 Years from November 2006
Lease End Date:01/11/2131.

BEDROOM 14' 11" x 9' 9" (4.55m x 2.97m) max. Double glazed window, wall mounted electric storage heater, coved to smooth ceiling, built in wardrobes, emergency pull cord.

BATHROOM Coved to smooth ceiling, extractor fan, tiled walls, panelled bath with shower over, close coupled WC, vanity wash hand basin.

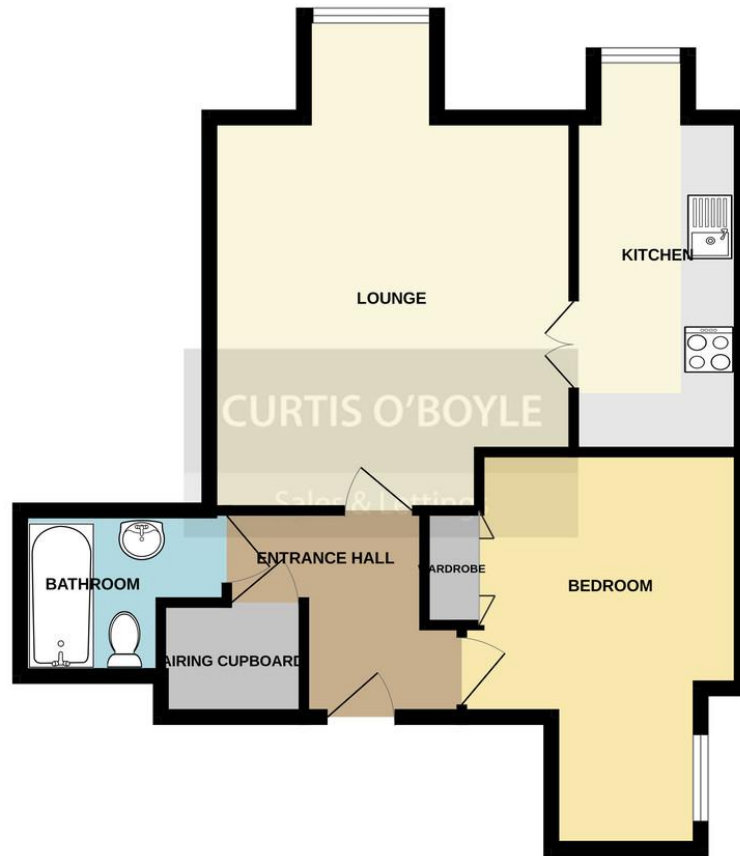
LOUNGE 14' 7" x 13' 7" (4.44m x 4.14m) plus bay. Double Glazed bay window, wall mounted electric storage heater, coved to smooth ceiling, emergency pull cord, glazed French doors to kitchen.

KITCHEN 12' 6" x 6' 9" (3.81m x 2.06m) Double glazed window, wall mounted electric fan heater, emergency pull cord, fitted base and wall units, stainless steel sink unit with mixer tap, built in electric oven, microwave and four ring hob with hood above, integrated fridge/freezer, tiled splashbacks.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

SECOND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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