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DAVID MARTIN  
GROUP

**Newnham Green**

Maldon, CM9 6HZ

**£129,995**

EPC Rating 'TBC'

- One Bedroom Retirement Apartment
- Close to Maldon High Street
- Fantastic Views
- NO ONWARD CHAIN





## Property Description

David Martin Estate Agents are delighted to offer for sale this one bedroom retirement apartment situated within walking distance to Maldon High street with its excellent range of shops and local amenities. The property offers a spacious lounge/diner with far reaching views, a fitted kitchen, a shower room and a double bedroom with fitted wardrobes. The apartment benefits from fantastic views, a house manager, 24 hour care line, communal gardens and a communal lounge with organised events. The property is being sold with NO ONWARD CHAIN.





#### ENTRANCE HALL

Entry phone system. wall mounted storage heater, airing cupboard.

#### LOUNGE/DINER

20' 06" x 10' 05" (6.25m x 3.18m) Window to rear with Far Reaching views, wall mounted storage heater.

#### KITCHEN

7' 10" x 5' 07" (2.39m x 1.7m) Window to front, comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, tiled splash back, space for appliances.



#### BEDROOM

13' 02" x 8' 08" (4.01m x 2.64m) Window to rear, fitted wardrobes, wall mounted storage heater.

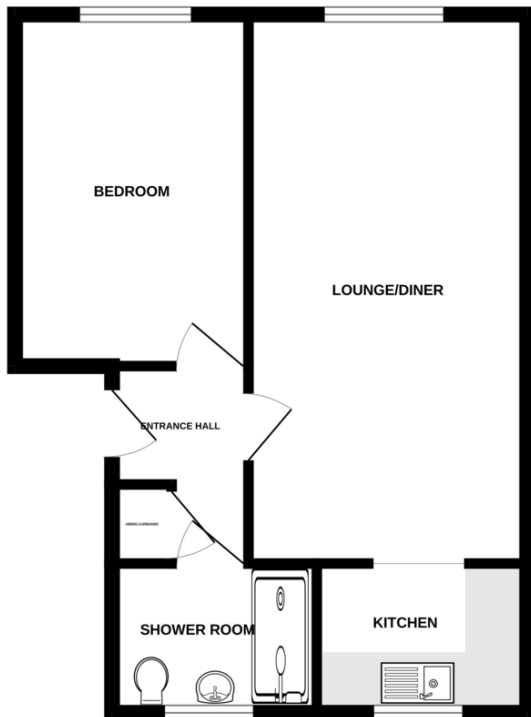
#### SHOWER ROOM

Large walk in shower, low level W.C, hand wash basin, part tiled, window to front.

Newnham Green - Newnham Green was constructed by Anglia Secure Homes and comprises of 25 Bungalows and 16 Apartments. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency careline response system. The condition is that all residents are a minimum age of 60. Newnham Green is situated with easy reach of Maldon's historic high street. Resident lounge with views towards Beeleigh, visitors guest suite and washing and drying facilities. Events such as Lunch groups, coffee mornings, and other social events are also organised.



GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements