



## 25 Baker Mews, Maldon, Essex CM9 5AF Offers over £150,000

IDEALLY SITUATE FOR EASY ACCESS TO MALDON'S HISTORIC HIGH STREET OFFERING A RANGE OF SHOPPING FACILITIES. Offered for sale with no onward chain an opportunity has arisen to purchase this TWO BEDROOM FIRST FLOOR retirement apartment. Featuring accommodation comprising of shower room, plus lounge and separate kitchen. The development itself offers facilities including residents communal lounge, laundry room, communal gardens along with communal parking. Energy Efficiency Rating D.





### Entrance Hallway

Entrance door, wall mounted electric heater, emergency pull cord, coved to ceiling, airing cupboard housing hot water cylinder, doors to:

### Bedroom 1 13'8 x 8'8 (4.17m x 2.64m)

Double glazed window to rear, coved to ceiling, wall mounted electric heater, emergency pull cord, built in wardrobe with mirror fronted doors.

### Bedroom 2 10'8 x 8'4 (3.25m x 2.54m)

Double glazed window to rear, coved to ceiling, wall mounted electric heater, emergency pull cord.

### Shower Room

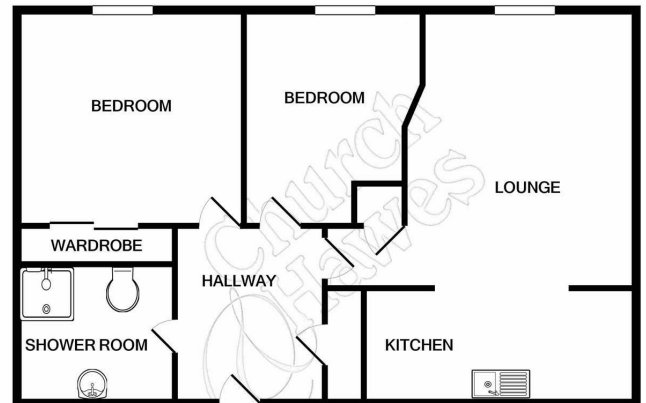
Ladder towel rail, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, coved to ceiling, tiled to walls, extractor fan.

### Lounge 17'2 x 12'6 max (5.23m x 3.81m max)

Double glazed window to rear plus full height double glazed window to rear, coved to ceiling, TV & FM point, emergency pull cord, wall mounted electric heater, telephone point, built in storage cupboard, through to:

### Kitchen 10'7 x 5'9 (3.23m x 1.75m)

Space for oven, space for washing machine, space for fridge/freezer, fitted base and wall mounted units, sink unit with mixer tap set into work surfaces, tiled splash backs, coved to ceiling, extractor fan.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Baker Mews

Baker Mews was constructed by Anglia Secure Homes and comprises of 53 Apartments and bungalows. The development provides easy access to Maldon's Historic Hythe Quay and High Street. The House manager can be contacted from various points in each property in case of emergency. There is also a 24 hour emergency careline response system. Residents must be over the age of 60.

### Agents Note

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 him/herself 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.

