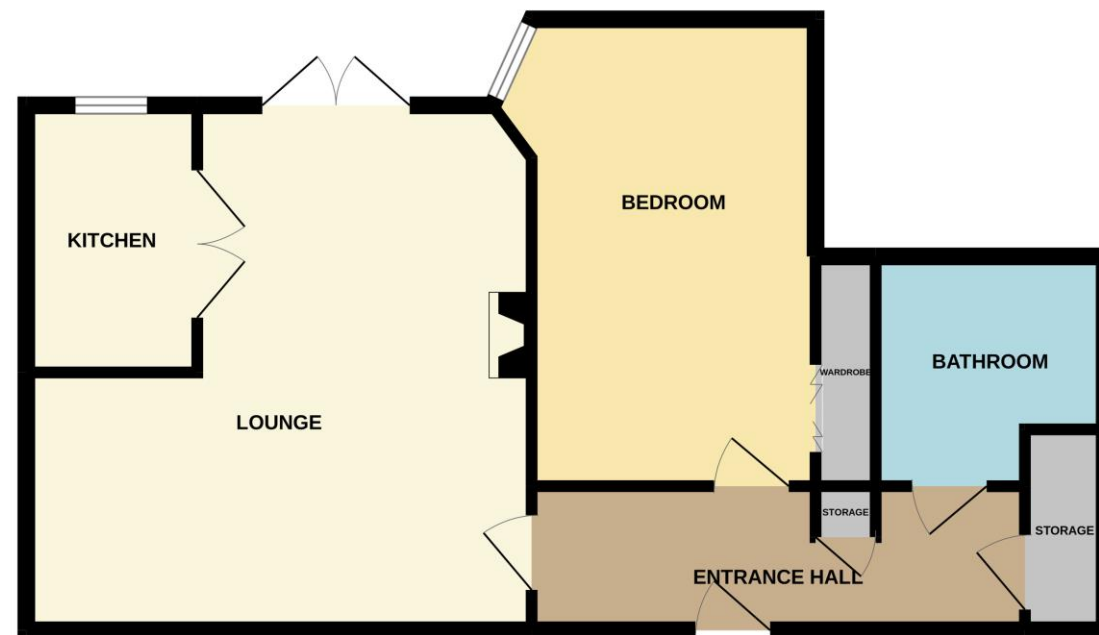




# Ardent estates

GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	81
England & Wales	EU Directive 2002/91/EC	



## 1 Cooper Court, Maldon, CM9 6DU

Being sold with NO ONWARD CHAIN a large ground floor one bedroom retirement apartment with direct access to communal gardens situated on a popular development close to Maldon Town Centre.

**Offers in Excess of £200,000 Leasehold**

2 Tintagel Way Maldon  
Essex CM9 6YR  
info@ardentestates.co.uk

www.ardentestates.co.uk  
**TEL: 01621 851014**





Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- No Onward Chain
- Ground Floor Retirement Apartment
- 1 Bedroom
- Communal Lounge and Laundry Room.
- Electric Heaters
- Door to Communal Gardens
- Close To Town Centre
- Emergency Pull Cords

Being sold with NO ONWARD CHAIN a large ground floor one bedroom retirement apartment with direct access to communal gardens situated within a popular development close to Maldon Town Centre. The accommodation comprises one bedroom with built in wardrobes, a lounge, entrance hall with 2 storage cupboards, a bathroom/wc and a fitted kitchen. There are attractive communal grounds and some non allocated parking. The complex has a residents lounge, laundry and mobility scooter storage along with a full time manager.

#### Entrance Hall

2 storage cupboards, electric heater, emergency pull cord, alarm

#### Bedroom

**15'7" (4.75m) x 9'6" (2.9m)**

window to front, wardrobes, emergency pull cord

#### Lounge

**17'7" (5.36m) Max x 16'11" (5.16m) Max**

double doors to communal garden, feature fireplace, electric heater, emergency pull cord

#### Kitchen

**8'11" (2.72m) x 5'9" (1.75m)**

window to front, oven, microwave, hob, extractor fan, fridge, freezer, range of base and wall units, work surfaces

#### Bathroom

bath, shower over, wc, wash hand basin, extractor fan, heated towel rail

#### Communal Garden

attractive and well stocked communal gardens.

#### Non Allocated Car Park

#### AGENTS NOTE

Cooper Court is a retirement development for the Over 60s. There is a 125 year lease commencing in 2007. The Ground Rent is approximately £424 per annum and a maintenance charge of £2400 Per Annum.

