



Exclusive over 50s development

The Courtyard, Maldon

Leasehold with share of freehold



- Private road • Built in 2003 by Countryside Properties
- One of only 14 • Detached with a walled garden
- Corner plot • Garaging and parking • Non-resident management staff (part time) and Careline alarm service

Danbury 4.7 miles, Hatfield Peverel 6.3 miles (Liverpool Street 46 minutes and access onto the A12 at junctions 20A and 20B), Sandon Park and Ride 7.4 miles, Chelmsford 10.5 miles (Liverpool Street 36 minutes).

Situation

The Courtyard is located a short distance from the High Street at the top of Spital Road. Maldon is a lively former market town on the River Blackwater, which dates back to Anglo-Saxon times and is famous, among other things, for its Sea Salt and the traditional Thames sailing barges that use it as their home port.

Shopping and leisure facilities include a Marks & Spencer's, two other major supermarkets, a wide range of shops including a butcher and a greengrocer, several boutiques and a number of restaurants.

Description

The house, which was built in 2003 by Countryside Properties as part of a retirement housing complex, has attractive brick elevations under a slate tiled roof and sits at the end of the road behind its drive and next to its garage. The rooms have high ceilings and are well proportioned, with neutral decor.

The ground floor includes two reception rooms; a dining room at the front adjacent to the kitchen at the rear and, across the hall, a sitting room which extends the depth of the house. A cloakroom and utility room complete the ground floor accommodation, with two double bedrooms (both en suite) on the first floor.

The part-walled garden has been thoughtfully landscaped to create an alfresco eating area and attractive borders and a lawn.

Services

Mains gas, electricity, water and drainage.

Charges

Current service/maintenance charges £239 PCM.

Directions (From Maldon)

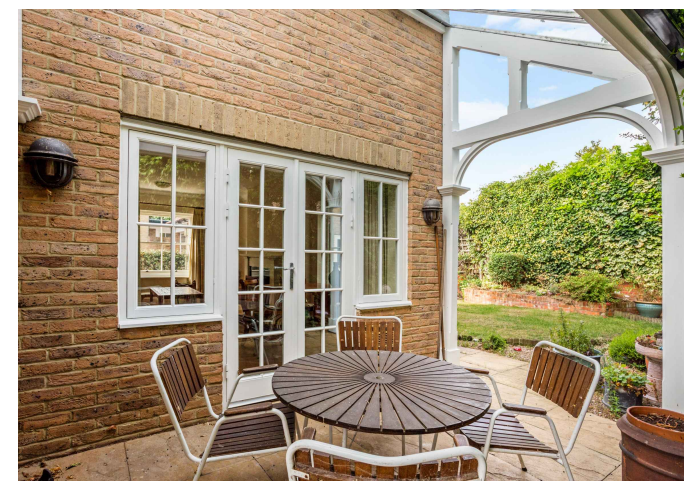
From the police station in Maldon proceed down Spital Road and The Courtyard is the first turning on your right next to the duck pond. The house will be found at the far end of The Courtyard.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

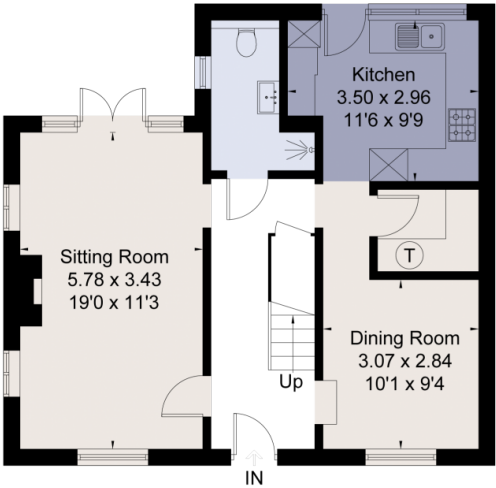
Viewing

Strictly by appointment with Savills.

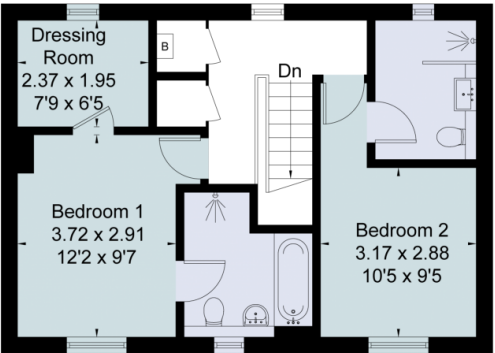




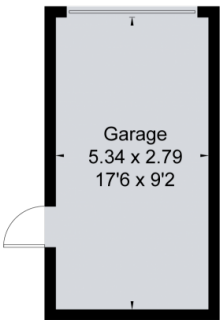
Approximate Area = 109.0 sq m / 1173 sq ft
Garage = 14.9 sq m / 160 sq ft
Total = 123.9 sq m / 1333 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)
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Ground Floor



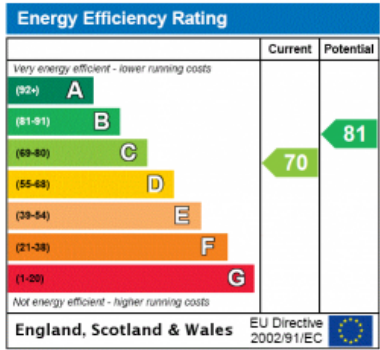
First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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