

GETTING THE MOST FROMLIFE



CHARMING

PARTMENTS, COTTAGES FAMILY

This new neighbourhood of 1 bedroom apartments, 2 and 3 bedroom cottages and 4 bedroom family homes is on the outskirts of the historic town of Maldon from where you can enjoy a combination of open countryside, waterside living and the amenities of a traditional market town.

All this knowing that your modern home has been carefully designed and lovingly built to the highest standards by Crest Nicholson.



Typical Crest Nicholson interior shown



Combine the views of the rolling Essex countryside, the wildlife of the Blackwater Estuary and the sea air of coastal living, with the convenience of being only a short drive from both Chelmsford and Colchester.

Maldon benefits from an idyllic waterside location with convenient access to Essex and London, giving you the best of countryside life while able to reach larger towns quickly and conveniently. Live in a community where you can become part of your local neighbourhood, with easy opportunity to explore the countryside and coastline, and still enjoy connections across the wider county.











Make your home in a house that combines the best aspects of classic architecture with sensitivity to its location.

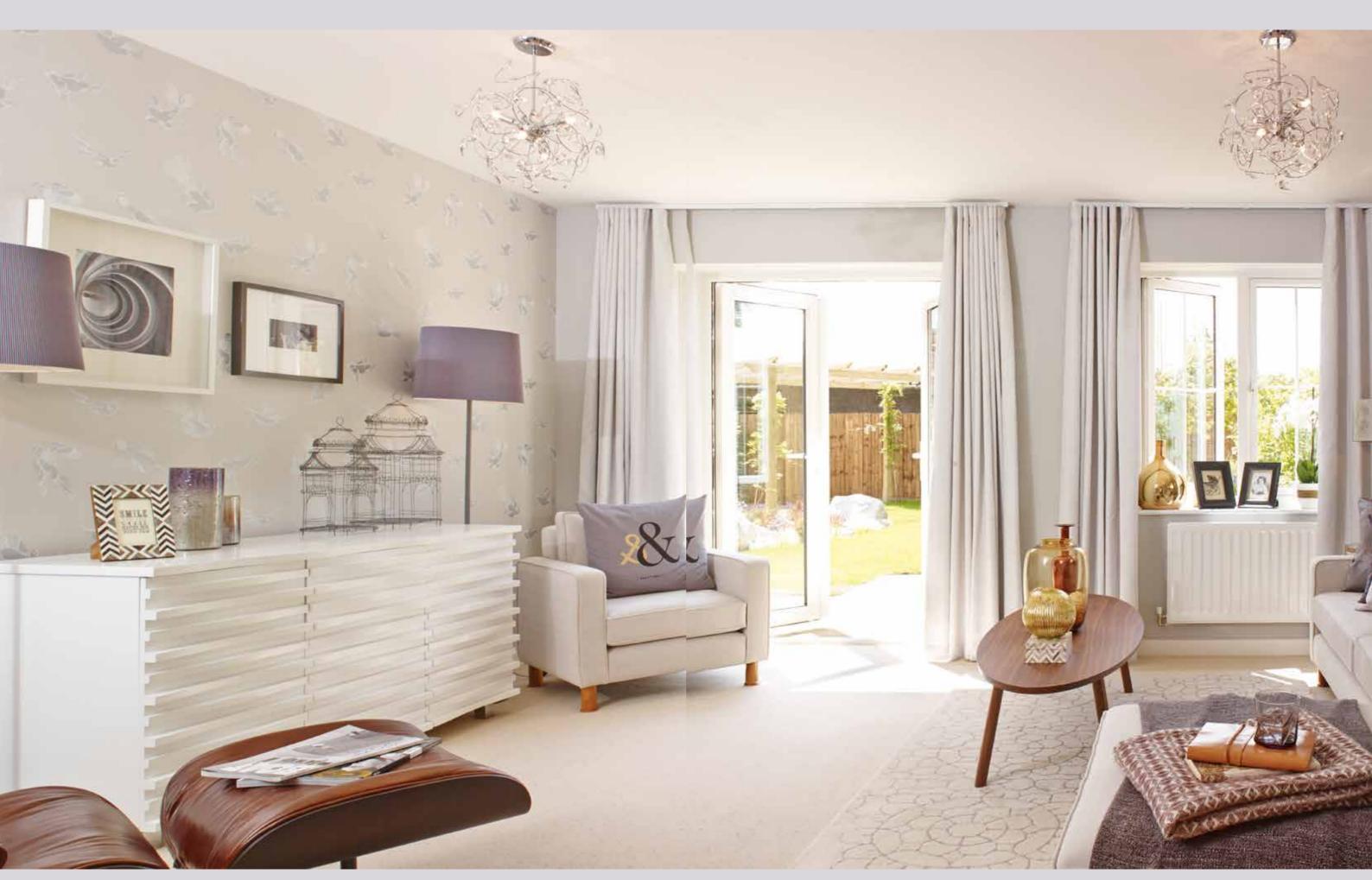
At Lightermans Place, building materials have been carefully chosen and reflect the rural and privacy while ensuring the overall setting maritime character of this corner of Essex. windows, provide the perfect backdrop for your own personal style.

Make your home in a neighbourhood that sits in harmony with its historic location and where community spaces have been designed to enhance lifestyles.

At Lightermans Place, nature is always close by. Your home will benefit from green open spaces woven into the design and established hedgerows framing your neighbourhood. These complement the open countryside to the south, while the entrance boulevard is tree-lined with public spaces featuring further clusters of trees, grassland and wildflower areas.

Make your home where properties are thoughtfully designed, inside and out, and which has the flow and feel of an established community.

At Lightermans Place, the layout of the homes and the way that the streets connect has been carefully crafted. This provides each home with its own outdoor space, views and works to create this new community. Each The simple designs, traditional render and bay detail has been considered, from the provision of parking to leafy shared spaces and neat, smart front gardens.



The interior of your new home has been carefully considered and designed to Crest Nicholson's high standards.

The layout of the rooms and the flow between JOINERY AND DOORS - White PVCu windows different areas of the living space has been well thought through, while all elements of the fixtures and fittings, from the taps to the door furniture to the paint finishes, have been ironmongery. Built-in wardrobes to the carefully chosen. We want each element of your new home to be better suited to your lifestyle, for the detail of each fitting to be more carefully considered, and for the finish to be of a higher quality.

KITCHEN - Bosch electric oven, hob and extractor fan, integrated fridge freezer, recycling bins and LED lighting to underside of wall units. Stainless steel sink fitted with Hansgrohe mixer taps.

BATHROOM AND CLOAKROOM - Roca Gap sanitaryware with concealed toilet cistern and SUSTAINABILITY - Grade A rated gas-fired heated towel rails. Clear glass shower screen and thermostatic shower mixer. Full height Porcelanosa tiling around bath with vertical tiling feature, half height to other appliance walls and tiled backsplash to cloakroom. Amtico Spacia flooring to the bathroom, cloakroom and en suite.

and French doors with complimentary white ironmongery. Internal doors are fully finished foil wrapped oak doors with satin chrome master bedroom.

DECORATION - Bathrooms, en suites and cloakroom walls painted in pure brilliant white, while all other walls painted in soft white. Staircase balusters painted white with oak handrail and newel caps.

SECURITY - Smoke-heat-CO detectors and multipoint locking systems to front and

condensing boiler system with stylish modern radiators and low energy down lighters.





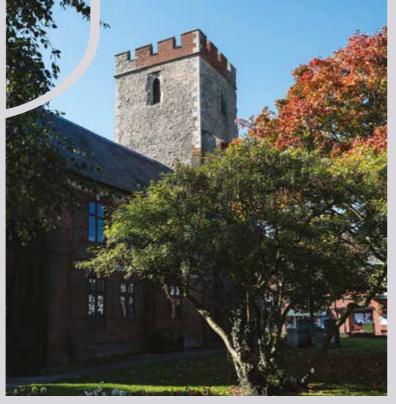












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HISTORY

Maldon, named in the Domesday Book, is located on the River Blackwater and boasts a rich maritime history. From its roots in Roman and Anglo Saxon history to the Lightermen that ferried goods produced in Essex to the capital, Maldon's waterside location has meant that it has played a key role in the history of the county of Essex.

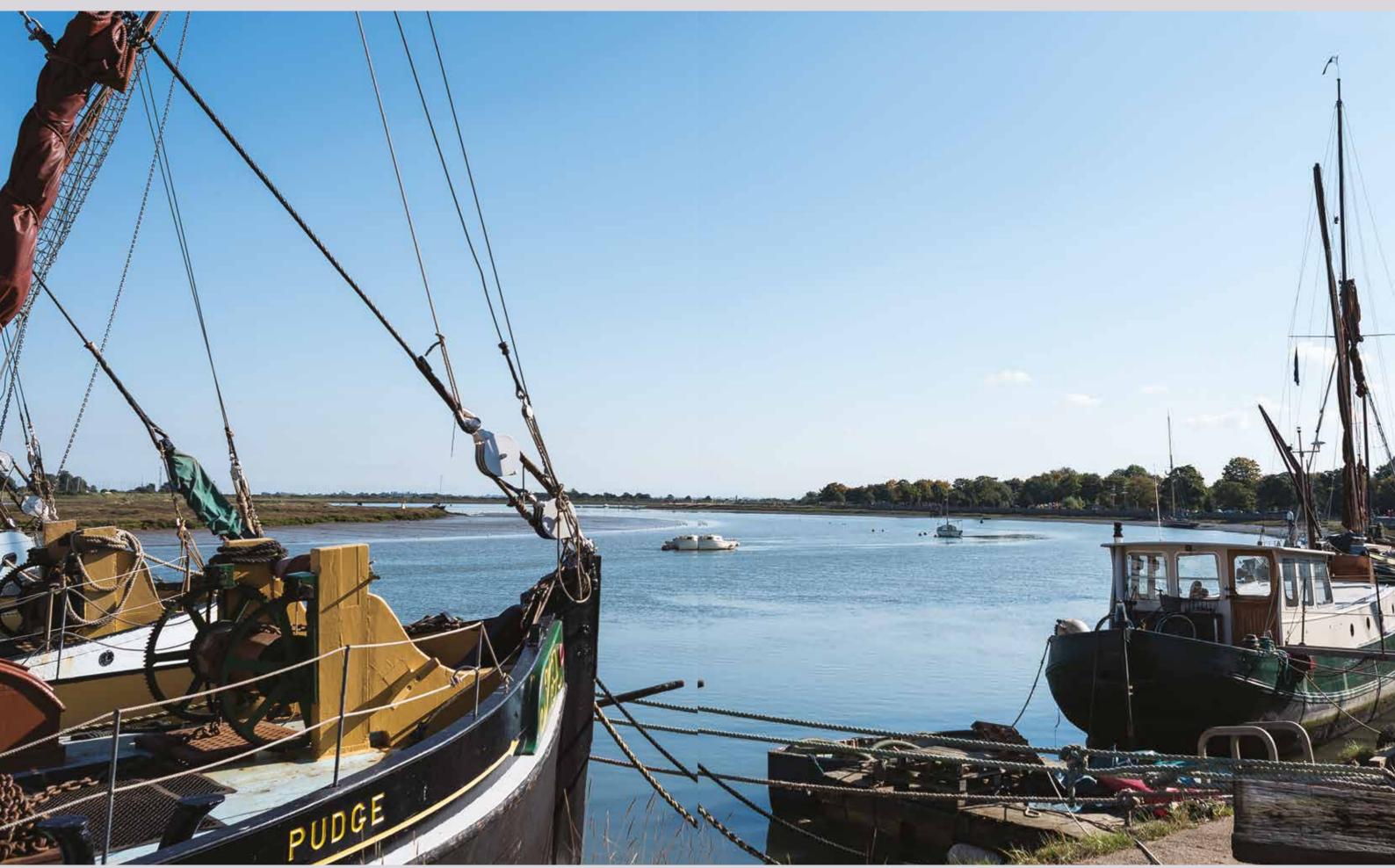
It was the seat of King Edward the Elder who George Washington. More recently, defended the Essex coast from Danish raiders Maldon featured as a location in H G Well's in the battle of Maldon, commemorated in the The War of the Worlds and is the hometown town by the statue of Byrhtnoth. Throughout of Marvel Comics' superheroes Psylock and its history, the town's coastal position has given it strategic importance and it has been both the location of a mint and supplier of ships to the King.

The town is also home to Maldon Salt, a company that has operated since 1882 and now harvests salt from 19 pans. It represents a long tradition of salt making and trading on the Essex coast, taking advantage of the tidewashed marshes, low rainfall and high salinity.

Maldon has also been renowned for its cultural connection, historically being home to guilds that put on lavish plays, the Plume Library and birthplace of descendants of

These historical connections are evidenced to this day on Hythe Quay and the Thames sailing barges with distinctive red ochre sails that are still moored on the quayside, and in the Norman nave of St Mary's church. The annual barge race celebrates these ships and their historic connection to the town.

The mix of medieval and modern architecture in the town centre and the historic high street are a continual reminder of the history of the town. The best of old and new are combined in Maldon and easily accessible from Lightermans Place.



EXCEPTIONAL

CHARACTER

Whether you are looking for an open space to walk the dog, a riverfront picnic location, or a new cycle path to explore, Maldon has plenty to offer.

Promenade Park, very close to Lightermans Place, on the banks of the River Blackwater, includes a splash park, weekly park run, children's play area and boating lake. Also a short walk away is the Blackwater Leisure Centre which offers swimming, a gym and exercise classes, ranging from aqua fit to triathlon coaching and yoga.

The town has a busy cultural calendar that includes crabbing competitions, a town regatta and heritage open days. The two most famous being the annual mud race across the estuary, and the Maldon Festival that combines theatre, opera and arts events. Inevitably, many of the local activities are water-focused with Maldon Yacht Club, Sea Cadets and similar activities in the nearby Heybridge Basin.

While the town plays host to many high street chains, it is the local independent shops and restaurants that give Maldon its character. While-away an afternoon at Salty Dogs Tearooms, head for some seafood at Maldon Smokehouse, or make yourselves at home at the local Italian Rubino Kitchen. The High Street plays host to chemists, bookshops and delicatessens, and a branch of M&S Simply Food ensuring that week-to-week essentials can be found on your doorstep.

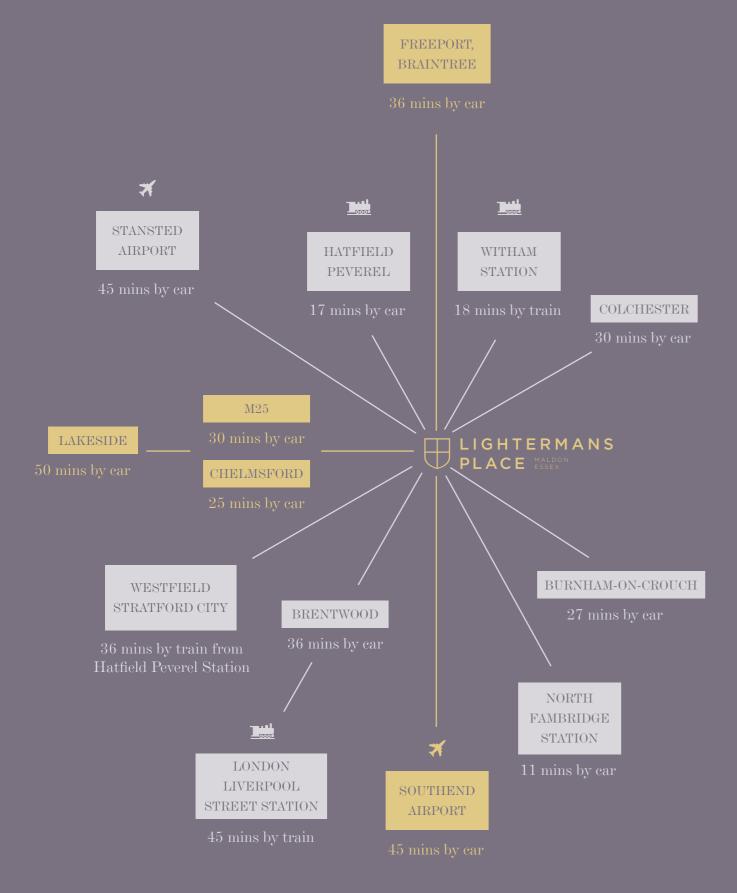








hotography taken in and around Maldo



All travel times are approximate and taken from Trainline and Google maps

BETTER CONNECTIONS

Whether you are travelling by road, bicycle, bus or on foot, Lightermans Place is easily accessible and a great base from which to explore the area. Three local bus routes pass by with the Maldon to Colchester route terminating at Lightermans Place.

Pedestrian routes to the town centre and Promenade Park are easily accessible, while a network of cycle routes cross Maldon and head towards Chelmsford and the Heybridge Basin.

Maldon has excellent road connections being only 15 minutes from the A12 and 30 minutes from the M25. Colchester is just 30 minutes away and Chelmsford 25 minutes. Maldon is also a 45 minute train journey from London Liverpool Street starting from nearby Hatfield Peverel, Witham or North Fambridge stations. The location of Lightermans Place to the south of the town enables easy access to the wider area by road.











Typical Crest Nicholson homes sho

EXCELLENCE

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realized that bricks and mortar are just part of creating an area's most sought after address New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

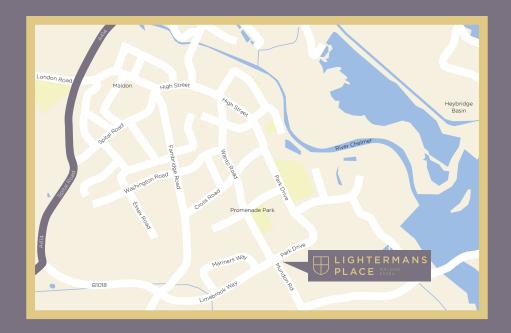
We combine classic and contemporary design and construction techniques with sustainable materials and state-of the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We're proud that 9 out of 10 Crest Nicholson home owners* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction. Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABE Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

*NHBC/HBF Customer Satisfaction Surve







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