



Anchor Lane, Heybridge  
CM9 4LP

**CURTIS O'BOYLE**

Sales & Lettings





# Anchor Lane, Heybridge

CM9 4LP £239,950

Situated in the sought-after Drakkar Wharf development, this stylish first-floor apartment offers modern living just moments from the canal and a short walk to Maldon town centre.

Beautifully presented throughout, the property features a spacious open-plan kitchen/living area with full-height windows, sleek integrated appliances, and high-end finishes. The principal bedroom includes a contemporary en-suite, while the second bedroom is ideal as a guest room, home office, or dressing room. Both bathrooms are finished to a high standard.

Allocated covered parking and plenty of visitors parking.

With waterside walks on your doorstep and excellent access to local amenities and transport links, this is an ideal home for first-time buyers, professionals, or downsizers. Early viewing recommended.

**ENTRANCE HALL** Obscure double glazed entrance door, smooth ceiling, airing cupboard.

**BATHROOM** 13' 5" x 4' 11" (4.09m x 1.5m) Double glazed sash window, smooth ceiling, extractor fan, panelled bath, wash hand basin, close coupled WC, part tiled walls, electric towel rail.

**BEDROOM TWO** 9' x 7' 2" (2.74m x 2.18m) Double glazed sash window with fitted shutters, wall mounted electric panel heater.

**BEDROOM ONE** 16' 6" x 9' 5" (5.03m x 2.87m) max. Double glazed sash window, smooth ceiling, wall mounted electric panel heater.

**ENSUITE** 6' x 5' 2" (1.83m x 1.57m) Smooth ceiling, extractor fan, shower cubicle, close coupled WC, wash hand basin.

**KITCHEN/LIVING SPACE** 26' 2" x 11' 6" (7.98m x 3.51m) Double glazed windows to two aspects, two wall mounted electric heaters, smooth ceiling with inset downlighters, fitted base and wall units, stainless steel sink with mixer tap inset into worktops, integrated fridge/freezer, washing machine and dishwasher, built in electric oven and four ring hob with hood above.

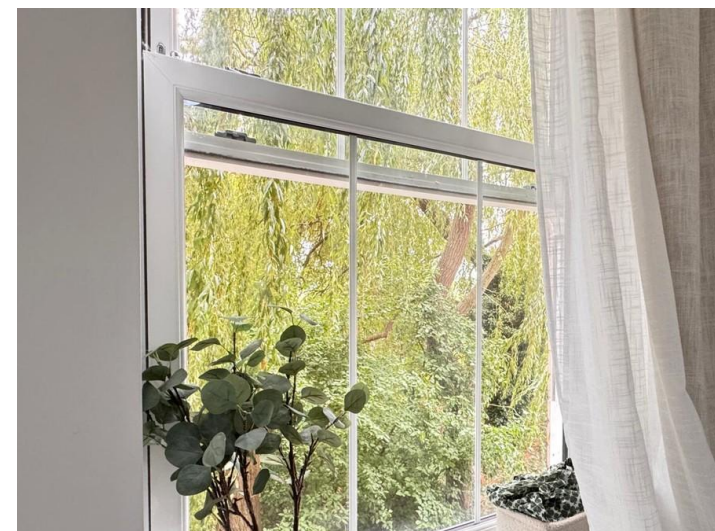
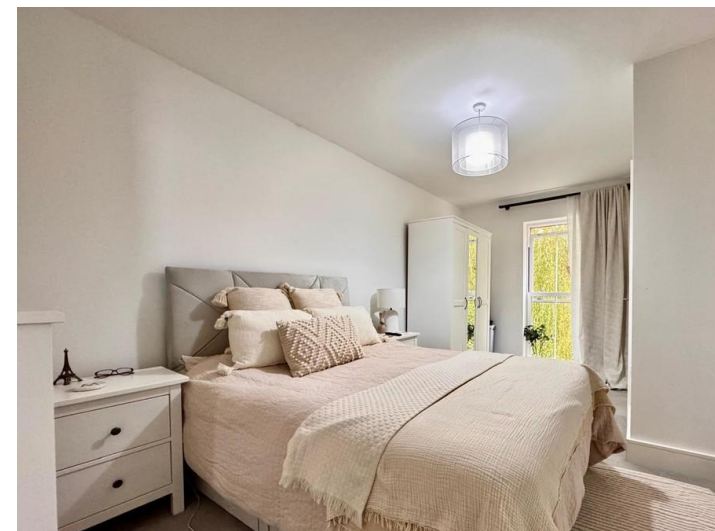
**LEASEHOLD** Buyers are advised to seek verify via their solicitor but we have been advised of the following figures:

Ground Rent: Peppercorn

Service & Maintenance: £1,400 approx. per annum

Lease End Date: 2146

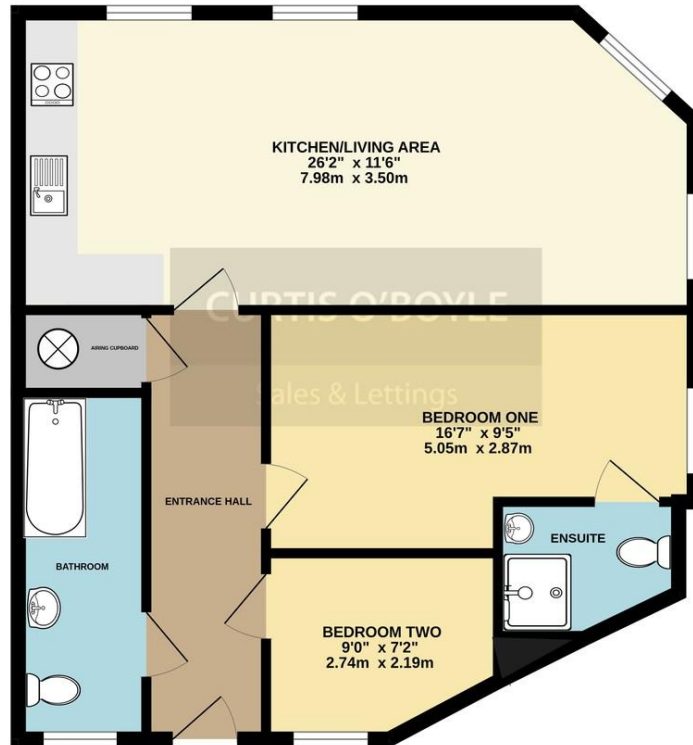




To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



FIRST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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