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40 Heriot Way, Great Totham, CM9 8BW

Offers in excess of £199,995



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Some More Information

This 2-bedroom first floor apartment, benefits from open plan living space, is located in the sought after village of Great Totham, with just the one adjoining apartment, below.

From the communal entrance door, you lead into the entrance hall where stairs rise to the first floor to give access to the property. The entrance door leads into the entrance hall where doors give access to all rooms. At the end of the entrance hall the sitting room benefits from dual aspect windows to side and rear elevations, along with central wall mounted mirror finished remote control convector heater. The Sitting room is open plan with the kitchen which is fitted with a range of eye and base level cupboards and drawers beneath the work surfaces. There is space for fridge / freezer and automatic washing machine, whilst fitted appliances include electric hob with extractor over and single oven beneath.

Bedroom one also has a window to the rear elevation along with fitted wardrobes whilst bedroom two has a window to the front and is a good-sized room. Completing the accommodation is the bathroom comprising panel enclosed bath with shower over, low level W.C. and wash hand basin in addition a door from the bathroom provides access to the airing cupboard with domestic hot water cylinder.

Externally

Set back from the main turning of Heriot Way the property is located in a side turning with allocated parking for one vehicle in addition to a number of visitor parking spaces, a pathway leads around to the communal entrance door and open access to the communal grounds is available.

Location

Located just 0.3miles from Great Totham Primary School with its "good" Ofsted rating, and just 250m Great Totham Village Shop & Post Office, Great Totham also offers a Church, village hall and public houses. The nearby village of Wickham Bishops also offers a Library, village shop and Post Office, Mrs Salisbury's Tea Rooms, Olio's at The Chequers, along with Health Food shop, estate agents, nail salon and two hair salons.

Located just 2.5miles from the property is Benton Hall, Golf, Health, and Country Club, which offers not only an 18-hole championship golf course as well as the "Bishops" par 3, 9-hole course. The health club offers various classes along with indoor swimming pool, gymnasium, and spa facilities.

The historic quayside town of Maldon, is located approximately 3.7 miles away, provides a mixture of shops from independent, regional, and national retailers, schools, restaurants, and social amenities. The nearest railway station can be found 4 miles away at Witham with its fast and frequent service to London Liverpool Street Station.

Hallway

Kitchen/Breakfast Room

9'7" x 7'2" (2.92m x 2.18m)

Sitting Room

13'3" plus bay x 10'5" (4.04m plus bay x 3.18m)

Bedroom One

11'6" x 9'8" (3.51m x 2.95m)

Bedroom Two

9'8" x 7'10" (2.95m x 2.39m)

Bathroom

9'7" max x 6'4" (2.92m max x 1.93m)

Services

Council Tax Band - C

Local Authority - Maldon District Council

Tenure - Leasehold

Remaining Lease Term - 90 years remaining

Annual Ground Rent - £200.00

Annual Service Charge - £1,067

Payment Frequency - per annum

EPC Rating - D

Broadband Availability - Ultrafast Fibre Broadband Available with speeds up to 1000mbps from Openreach and Gigaclear (details obtained from Ofcom Mobile and Broadband Checker) - September 2024

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 (details obtained from Ofcom Mobile and Broadband Checker) - September 2024.

Mains Electric

Electric Storage Heating

Mains Water

Mains Sewerage

Construction Type - We understand the property to be of Traditional Construction of with concrete tiled roof. The property is located on the first floor and doesn't have a lift service.

Flood Risk - Data Taken from Gov.UK Flood Map.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Low Risk

Flooding from Reservoirs - Very Unlikely In This Area

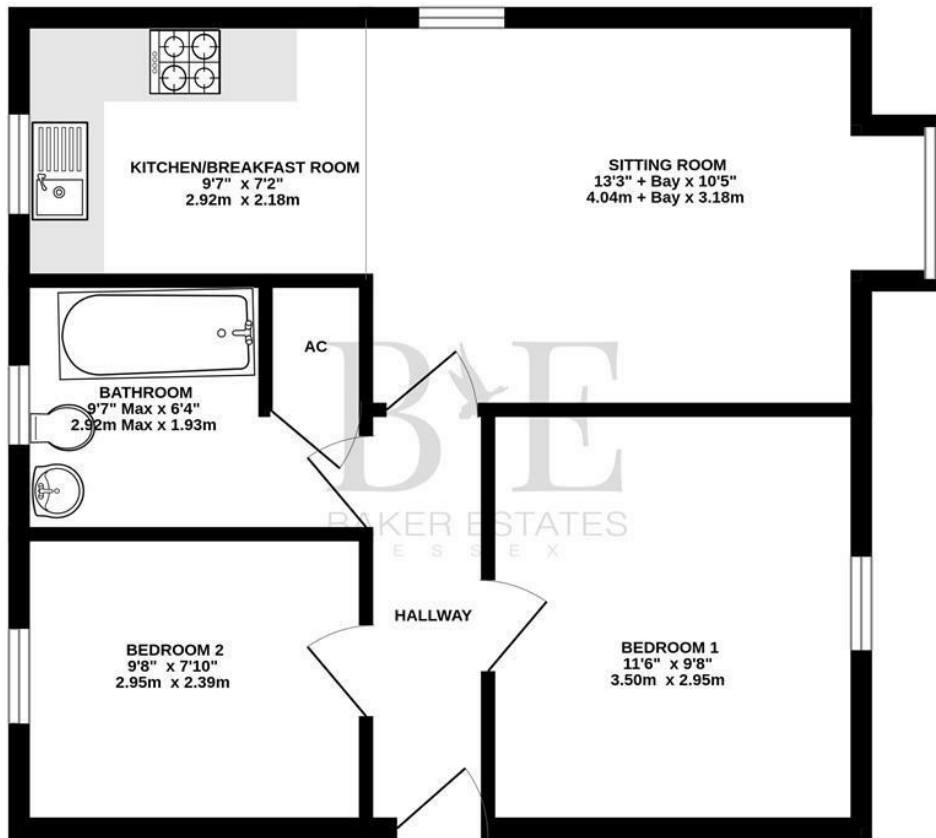
Flooding from Ground Water - Very Unlikely In This Area

Planning Applications in the Immediate Locality - Checked September 2024

At the time of instruction to the market we understand that there an application for 49 properties accessed from Catchpole Lane (0.2miles from the property) was refused by Maldon District Council on the 21st August 2023 and is currently has an outstanding appeal.



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.

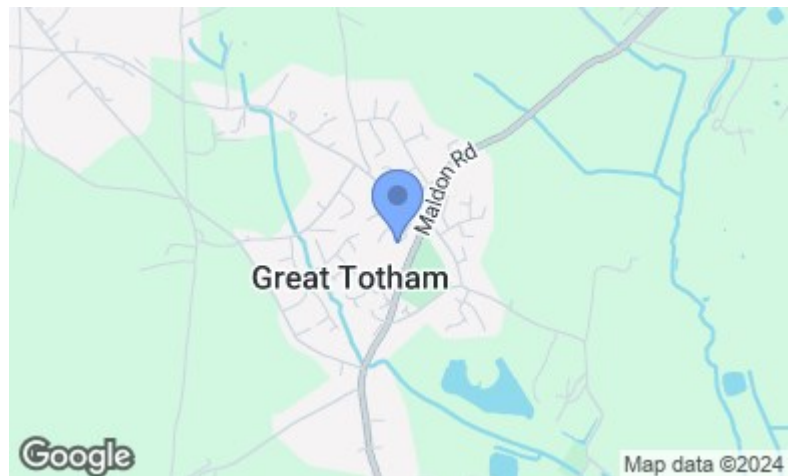


TOTAL FLOOR AREA : 522 sq.ft. (48.5 sq.m.) approx.

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) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | 67 | 75 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.