

oakheart



£250,000

Plot 12, Saltmarsh Place, Tollesbury

Plot 12 at Saltmarsh Place is an inviting two-bedroom first floor apartment that blends contemporary design with relaxed coastal living. Elevated to take advantage of natural light, the apartment offers a bright and airy open-plan living space, ideal for both unwinding and entertaining. The two well-proportioned bedrooms provide flexible accommodation for guests, home working or family living, while the high-quality finishes and energy-efficient design ensure comfort and ease throughout. Thoughtfully planned and beautifully presented, Plot 12 is

perfectly suited to those seeking a stylish, low-maintenance home in an exceptional village setting.

Tollesbury offers a distinctive coastal lifestyle shaped by its waterside setting on the Blackwater Estuary and its long-standing maritime heritage. Life here is unhurried yet well connected, with independent village shops, cafés and welcoming local pubs forming the heart of the community. The nearby marina, sailing club and coastal paths provide endless

opportunities to enjoy the outdoors, while surrounding nature reserves offer a sense of calm and space rarely found elsewhere. With Maldon, Colchester and Chelmsford within easy reach and rail links to London from nearby stations, Tollesbury combines the charm of village life with the convenience of modern connectivity.

*Images Depict the Show Home on site from Phase 1





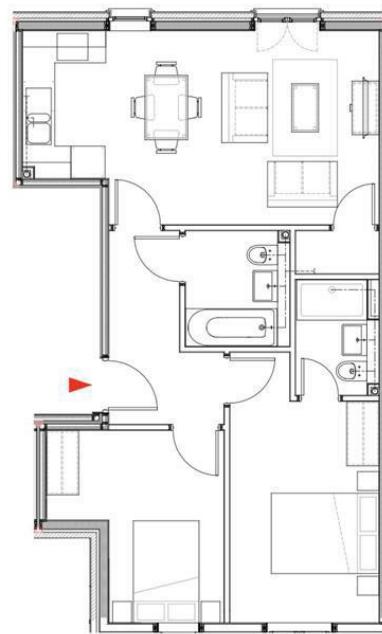


APARTMENT N° 12



N° 12 2 bed First Floor

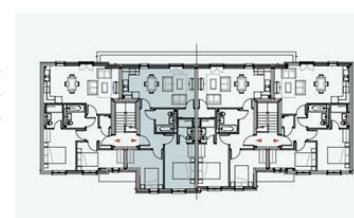
61 Sq M / 659 Sq Ft



ROOM DIMENSIONS

LOUNGE / KITCHEN / DINING	21' 10" X 11' 11"
MASTER BEDROOM	13' 1" X 9'
BEDROOM 2	11' 9" X 11'

MEASUREMENTS ARE APPROXIMATE & SUBJECT TO CHANGE.



Oakheart Mersea

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Local Authority:
Maldon District Council

Tenure:
Leasehold

Council Tax Band:
New Build

Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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