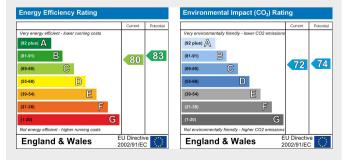


- No Onward Chain
- Long Lease Remaining, Over 950 Years Left
- One Double Bedroom
- Open Plan Lounge/Dining Room
- Fitted Bathroom
- Communal Gardens
- Allocated Parking Space
- Visitor Parking
- Close to Local Amenities
- EPC C



GUIDE PRICE £140,000 - £150,000....No Onward Chain....This well presented one bedroom ground floor apartment is located in the waterside village of Mayland. The village is within the Dengie Peninsular, just off the coast of the River Blackwater which provides views over Osea Island and Heybridge Basin. The village also has an idyllic nature reserve which is home to lots of wildlife. The village boasts many amenities including a large recreational ground with football pitches, tennis courts, and play equipment for children. There are two public houses/restaurants, two sailing clubs, doctors and a primary school. There are also a variety of shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

The property commences a communal entrance hall providing access to the entrance door. The accommodation includes an entrance lobby, one double bedroom, fitted bathroom and open plan lounge/kitchen/diner. The property benefits from communal gardens. There is also one allocated parking space as well as visitors parking. To appreciate the property on offer, viewing comes highly recommended.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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#### **Distances**

Maylandsea Primary School -0.5 miles Althorne Train Station - 4.1 miles Maldon High Street - 7.2 miles London Southend Airport - 21.7 miles

All mileages are approximate

### **Ground Floor**

Communal entrance Security entry system.

#### **ACCOMMODATION**

## **Entrance Lobby**

Lounge/diner 7.3 x 4.3 (23'11" x 14'1")

### Kitchen

2.6 x 1.8 (8'6" x 5'10")

## **Bedroom**

3.4 x 2.5 (11'1" x 8'2")

## Bathroom

### **Lease Details**

We have been advised by our seller that the lease runs for 999 years from 1991. Costs for service charge are approx. £1,750 per annum. Buyers must take these figures as only a guide and investigate these fully with their legal representative

#### Services

Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Electric Heating
Local Authority - Maldon Council

# Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

## **Important Notices**

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to

complete our Anti Money Laundering Identity checks.













35 The Street Latchingdon Chelmsford Essex CM3 6JP

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Bruce House 17 The Street Hatfield Peverel Chelmsford CM3 2DP

T: 01245 382 555

# Sales | Lettings | Development | Investment

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