

Paul Mason ^{Associates}



Teal Avenue, Mayland, Essex, CM3 6SX
Guide price £140,000

- 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(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	

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.



Paul Mason Associates

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