

Paul Mason Associates



Main Road, St. Lawrence, CM0 7NA
£1,200 Per month

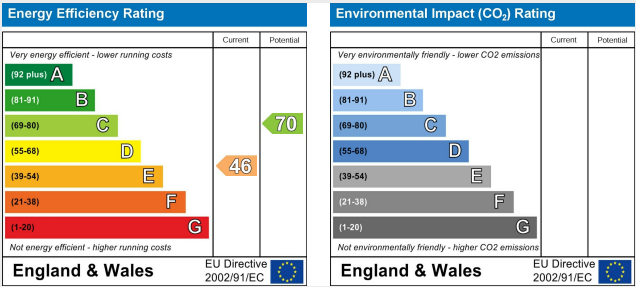
- Available Immediately
- Newly Refurbished Throughout
- Spacious Accommodation
- Off Road Parking Space
- Stunning Riverside Views
- Village Location
- Two Double Bedrooms
- Generous Lounge Measuring 16'0" x 12'1"
- First Floor Maisonette
- EPC - E

Available immediately....Stunning views over the River Blackwater. This well presented newly refurbished two bedroom maisonette boasts spacious accommodation throughout commencing with a ground floor entrance hall with stairs to the first floor landing which provides access to the refitted kitchen, refitted shower room, generous lounge measuring 16'0" x 12'1" with dual aspect windows allowing lots of natural light and idyllic riverside views and two double bedrooms.

Externally, the property benefits from one parking space and wonderful riverside walks. The property is located in St Lawrence on The Dengie Peninsula which benefits from its own stretch of beach known as St Lawrence Bay. The village is protected from flooding by the sea wall which was reinforced in the 90's and provides a footpath along the riverbank. The village is popular for its water sports with the sailing club situated on the River Blackwater and also benefits from a shop which includes a post office, two public houses and a restaurant. The village is conveniently within 5 miles of Southminster, which has a train station and further amenities.

Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

Awaiting Floorplan



ACCOMODATION

GROUND FLOOR

Entrance Hall

1.5m x 1.0m (4'11" x 3'3")

FIRST FLOOR

Landing

8.7m x 2.0m (28'6" x 6'6")

Kitchen

2.5m x 2.0m (8'2" x 6'6")

Lounge

4.9m x 3.7m (16'0" x 12'1")

Bedroom One

3.9m x 2.9m (12'9" x 9'6")

Bedroom Two

3.6m x 3.2m (11'9" x 10'5")

Bathroom

2.2m x 2.0m (7'2" x 6'6")

EXTERIOR

Parking

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Local Authority - Maldon

Viewings

Strictly by appointment only
through the selling agent Paul
Mason Associates 01245
382555.

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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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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