



29 Heriot Way, Great Totham, CM9 8BW

Guide price £165,000

Located within the charming village of Great Totham, this delightful ground floor one-bedroom apartment on Heriot Way offers a perfect blend of comfort and convenience. Ideal for individuals or couples seeking a tranquil retreat, the property features a spacious lounge/diner that invites natural light, creating a warm and welcoming atmosphere and parking space. The apartment boasts a modern white kitchen, providing a stylish and functional space for culinary enthusiasts. The well-appointed bathroom adds to the overall appeal, ensuring that all essential amenities are readily available. With PVC double glazing throughout, residents can enjoy a peaceful environment while benefiting from energy efficiency. The property is approx 4.5 miles from Witham railway station or 3.6 miles from Maldon historic high street

This property is not only a comfortable living space but also a gateway to the picturesque surroundings of Great Totham. With local amenities and scenic countryside nearby, this apartment presents an excellent opportunity for those looking to embrace a relaxed lifestyle in a charming community. Whether you are a first-time buyer, downsizer or seeking a rental opportunity, this one-bedroom apartment is sure to impress. Council Tax Band B. Energy Efficiency Rating D.



Entrance Hall

Airing cupboard, doors to.

Bedroom 12'8 x 8'10 (3.86m x 2.69m)

Pvc double galzed window, wall mounted heater.

Bathroom

Three piece white suite comprising of wc, wash hand basin with mixer tap and cabinet under. Bath with mixer tap and shower attachment. Heated towel rail and tiled to walls.

Kitchen 11'4 x 6' (3.45m x 1.83m)

Pvc double glazed window, good sized storage cupboard. Selection of base and wall cabinets with integrated Stove oven and grill with electric hob. Space for washing machine and fridge.

Lounge/Diner 12'10 x 9'8 (3.91m x 2.95m)

Dual aspect with pvc double glazed windows, wall mounted heater.

External

We understand from the owner that there are communal gardens and a parking space.

Lease Information

We understand from the vendor that lease has approx 89 years remaining and the service charge is £1,344.00 per annum, ground rent £200 per annum (This will need to be confirmed by your legal representative)

Great Totham & Little Totham

Great Totham is a large parish village in Maldon district, Essex, England situated midway between Chelmsford and Colchester. Situated on Walden House Rd is the highly regarded Great Totham Primary School. You will also find the local village shop, The Prince of Wales pub and The Bull & Willow.

The Great Totham Beacon, beacons were the technology for the widespread transmission of a warning. The Elizabethans built a chain of them as signals across Southern England to warn of the arrival of the Spanish Armada. One of these was located at Beacon Hill, Great Totham, one of the highest points in Essex. The beacon network was revived in 1988 by Bruno Peek OBE to mark special events.

Little Totham is a village in Essex and takes in the extensive common and heath-land of Tiptree down to the River Blackwater. Located approximately six miles from Maldon and five miles from Tiptree, Little Totham has a popular pub, The Swan, and All Saints' church.

The village is predominately a mixture of old houses and modern properties and every year holds a classic car show, which is well attended and features vehicles from the 1920's to the 1980's.

Agents Note & Money Laundering

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

