



**Heriot Way, Maldon, CM9 8BW**  
**Offers in excess of £200,000**



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### Some More Information

From the communal entrance door you lead into the entrance hall where a further entrance door gives access to the property. The entrance door leads into the L shaped entrance hall where doors give access to the bathroom room comprising panel enclosed bath with negative pressure shower over providing a more powerful shower. In addition the bathroom has a close coupled W.C. and vanity wash hand basin electric mat underfloor heating with window to the rear elevation. Continuing along the entrance hall there are two cupboards, one of which contains the hot water cylinder whilst the second has been converted into a useful utility cupboard containing plumbing for a washing machine, opposite is the door to bedroom one.

Bedroom one has to the front elevation. Continuing along the entrance hall access is gained to the second bedroom with a window to the rear elevation. At the end of the entrance hall a door gives access to the lounge/dining room with window to the front elevation and further window to the side elevation, a further door leads from the living room to the kitchen which has recently been refitted with a range of eye and base level cupboards beneath the work surfaces, induction hob with low level oven beneath, along with slimline dishwasher and integrated fridge / freezer.

### Externally

Set back from the main turning of Heriot Way the property is located in a side turning with allocated parking for one vehicle in addition to a number of visitor parking spaces, a pathway leads around to the communal entrance door and open access to the communal grounds is available.

### Location

Located just 0.3miles from Great Totham Primary School with its "good" Ofsted rating, and just 250m Great Totham Village Shop & Post Office, Great Totham also offers a Church, village hall and public houses. The nearby village of Wickham Bishops also offers a Library, village shop and Post Office, Mrs Salisbury's Tea Rooms, along with Health Food shop, estate agents, nail salon and two hair salons.

Located just 2.5miles from the property is Benton Hall, Golf,

Health, and Country Club, which offers not only an 18-hole championship golf course as well as the "Bishops" par 3, 9-hole course. The health club offers various classes along with indoor swimming pool, gymnasium, and spa facilities.

The historic quayside town of Maldon, is located approximately 3.7 miles away, provides a mixture of shops from independent, regional, and national retailers, schools, restaurants, and social amenities. The nearest railway station can be found 4 miles away at Witham with its fast and frequent service to London Liverpool Street Station.

### Kitchen

### Lounge

### Bedroom One

### Bedroom Two

### Bathroom

### Services

Council Tax Band - C

Local Authority - Maldon District Council

Tenure - Leasehold

Remaining Lease Term - 83 Years remaining

Annual Ground Rent - £200.00

Annual Service Charge - £1,100

Payment Frequency - per annum

EPC Rating - D

Broadband Availability - Ultrafast Fibre Broadband Available with speeds up to 1000mbps from Openreach and Gigaclear (details obtained from Ofcom Mobile and Broadband Checker) - May 2026

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 (details obtained from

Ofcom Mobile and Broadband Checker) - May 2026.

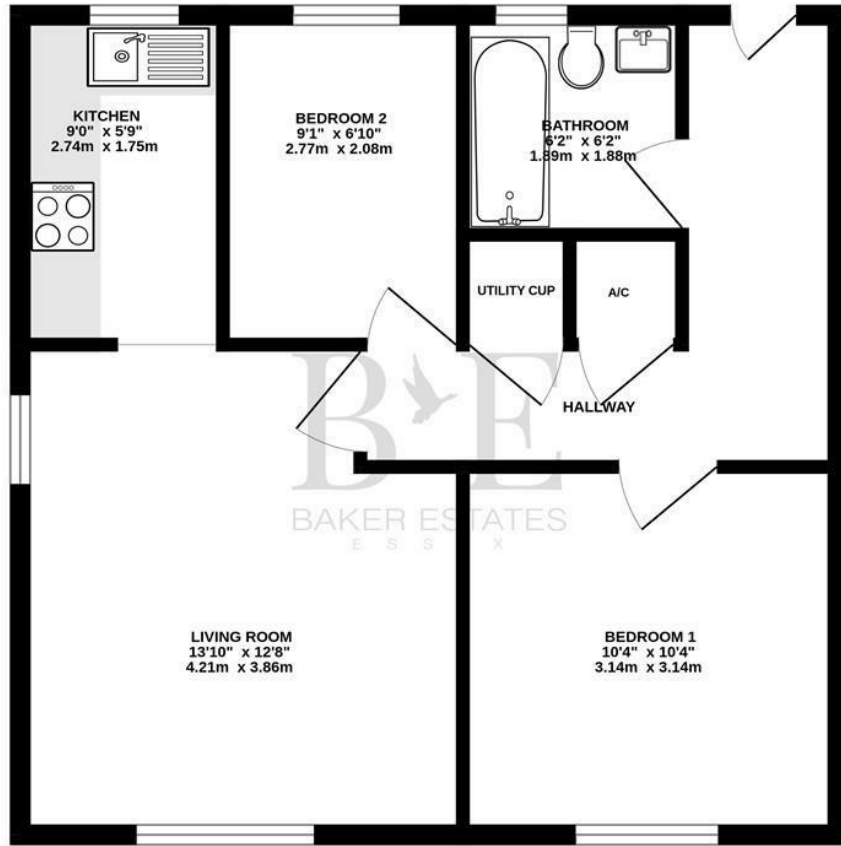
Mains Electric  
Electric Panel Heating  
Mains Water  
Mains Sewerage

Construction Type - We understand the property to be of Traditional Construction of with concrete tiled roof. The property is located on the ground floor.

Flood Risk - Data Taken from Gov.UK Flood Map.  
Flooding from Rivers and Sea - Low/Medium Risk  
Flooding from Surface Water - Low Risk  
Flooding from Reservoirs - Unlikely In This Area  
Flooding from Ground Water - Unlikely In This Area



GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 532 sq.ft. (49.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	68	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.