

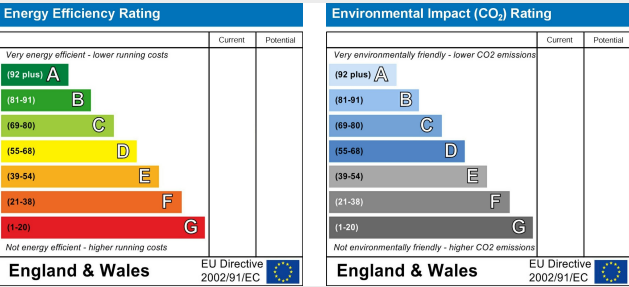
Paul Mason Associates



Mallards, Mayland, Chelmsford, CM3 6TN
Guide price £160,000

- Village Location
- First Floor Apartment
- Open Plan
 - Lounge/Kitchen/Breakfast Room
- Three Piece Bathroom Suite
- Double Bedroom
- Communal Garden
- Allocated Parking Space
- Visitors Parking
- Loft Access
- EPC - TBC

**** GUIDE PRICE - £160,000-£170,000 **** A well-presented one-bedroom first-floor apartment in Mayland, Essex. The accommodation includes a spacious lounge with a large bay window, opening to a kitchen area with a breakfast bar and good worktop and cupboard space. The double bedroom has a good about of wardrobe space, while the bathroom is fitted with a three-piece suite and shower over the bath. The property also benefits from access to loft space, offering useful additional storage. Outside, the property benefits from allocated parking, visitor parking and a well maintained communal garden.



LOCATION

Mayland is a popular waterside village situated on the picturesque Dengie Peninsula in Essex, offering an attractive combination of coastal living, beautiful countryside and a welcoming village atmosphere. Positioned close to the Blackwater Estuary, the village enjoys a peaceful setting with scenic views across the water towards Osea Island, Goldhanger and Heybridge Basin.

The village benefits from a good range of everyday amenities, including convenience stores, a Post Office, pharmacy, bakery, takeaways, public houses and restaurants. Families are well catered for with Maylandsea Community Primary School, a preschool, medical facilities and a village hall hosting various clubs and community activities. For those who enjoy the outdoors, Mayland offers excellent recreational opportunities, with Blackwater Marina and local sailing clubs providing access to the estuary. The popular seawall walks offer picturesque coastal views, whilst Lawling Park provides playing fields, recreational facilities and

open spaces. The nearby nature reserve and surrounding countryside also offer attractive walking routes and opportunities to enjoy local wildlife.

Mayland is conveniently positioned for access to Maldon, Burnham-on-Crouch, South Woodham Ferrers and Chelmsford, all providing a wider selection of shopping, schooling and leisure facilities. Railway services are available from Southminster and Burnham-on-Crouch, offering connections towards London Liverpool Street via Wickford, with local bus services providing additional transport links.

Combining a relaxed waterside lifestyle, excellent local amenities and attractive countryside surroundings, Mayland is an appealing choice for families, professionals and those looking to enjoy the charm of coastal village living.

ACCOMMODATION

FIRST FLOOR

Lounge Area

4.1m x 4.6m < 7.4m (13'5" x 15'1" < 24'3")

Kitchen Area

2.8m x 1.6m (9'2" x 5'2")

Bathroom

2.6m x 1.7m (8'6" x 5'6")

Bedroom

2.8m + wardrobe x 2.5m (9'2" + wardrobe x 8'2")

EXTERIOR

Communal Garden

Allocated Parking

Visitors Parking

Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric

Local Authority - Maldon District Council

Leasehold Information

Please note the following information has been provided by the seller.

Lease length - 962 years remaining

Management charge - Approx. £1200 per annum

Building insurance included within management charge

Property owners share the ownership of the freehold

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.



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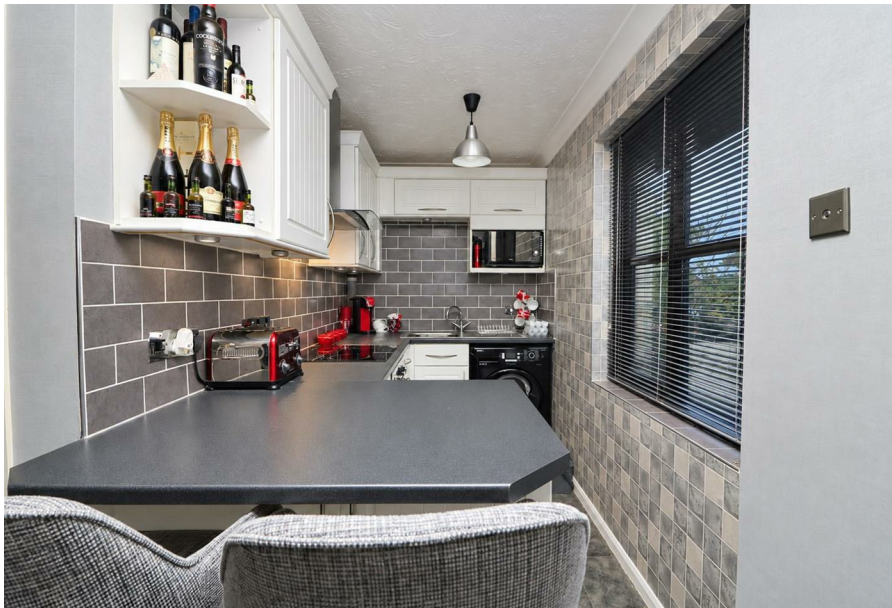
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