



Anchor Lane, Heybridge, Maldon
CM9 4LP

CURTIS O'BOYLE
Sales & Lettings



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£200,000

A beautifully presented modern top-floor apartment, ideally located in the heart of Heybridge, within easy reach of Bentalls and Blackwater Shopping Centres. Offering spacious and contemporary accommodation throughout, the property features an impressive open-plan living area, a stylish family bathroom, en-suite shower room, and allocated under croft parking. Benefiting from a long lease with approximately 118 years remaining and a peppercorn (£0) ground rent, this home presents an excellent opportunity for first-time buyers, professionals, or investors alike.

Situated in a sought-after and convenient Heybridge location, this modern top-floor apartment combines contemporary living with excellent access to local amenities. The bright and spacious open-plan lounge, dining and kitchen area creates the perfect space for relaxing and entertaining, while the high-quality fitted kitchen includes a range of integrated appliances.

The property offers two well-proportioned bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. A modern family bathroom fitted with a contemporary Roca suite serves the remainder of the accommodation. Attractive herringbone flooring runs throughout much of the property, enhancing its modern appeal.

Externally, residents enjoy a balcony area with glass balustrade and the convenience of an allocated under croft parking space.

The location is a particular highlight, being less than a mile from Maldon's historic High Street and picturesque Hythe Quay, where a variety of independent shops, restaurants, cafés and waterside attractions can be enjoyed. For those who appreciate the outdoors, there are beautiful canal-side and riverside walks virtually on the doorstep, providing easy access to the stunning Blackwater Estuary and surrounding countryside.

With a 118-year lease remaining, peppercorn (£0) ground rent, modern accommodation, excellent amenities nearby and attractive waterside surroundings, this property offers an outstanding blend of convenience, lifestyle and long-term value.

ENTRANCE HALL

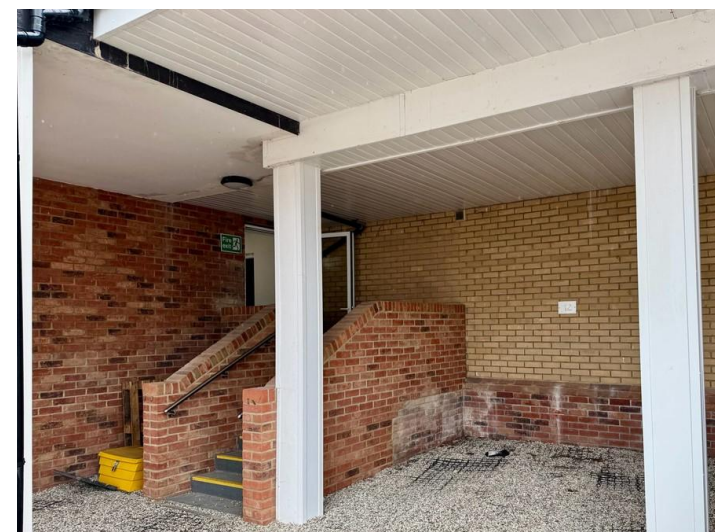
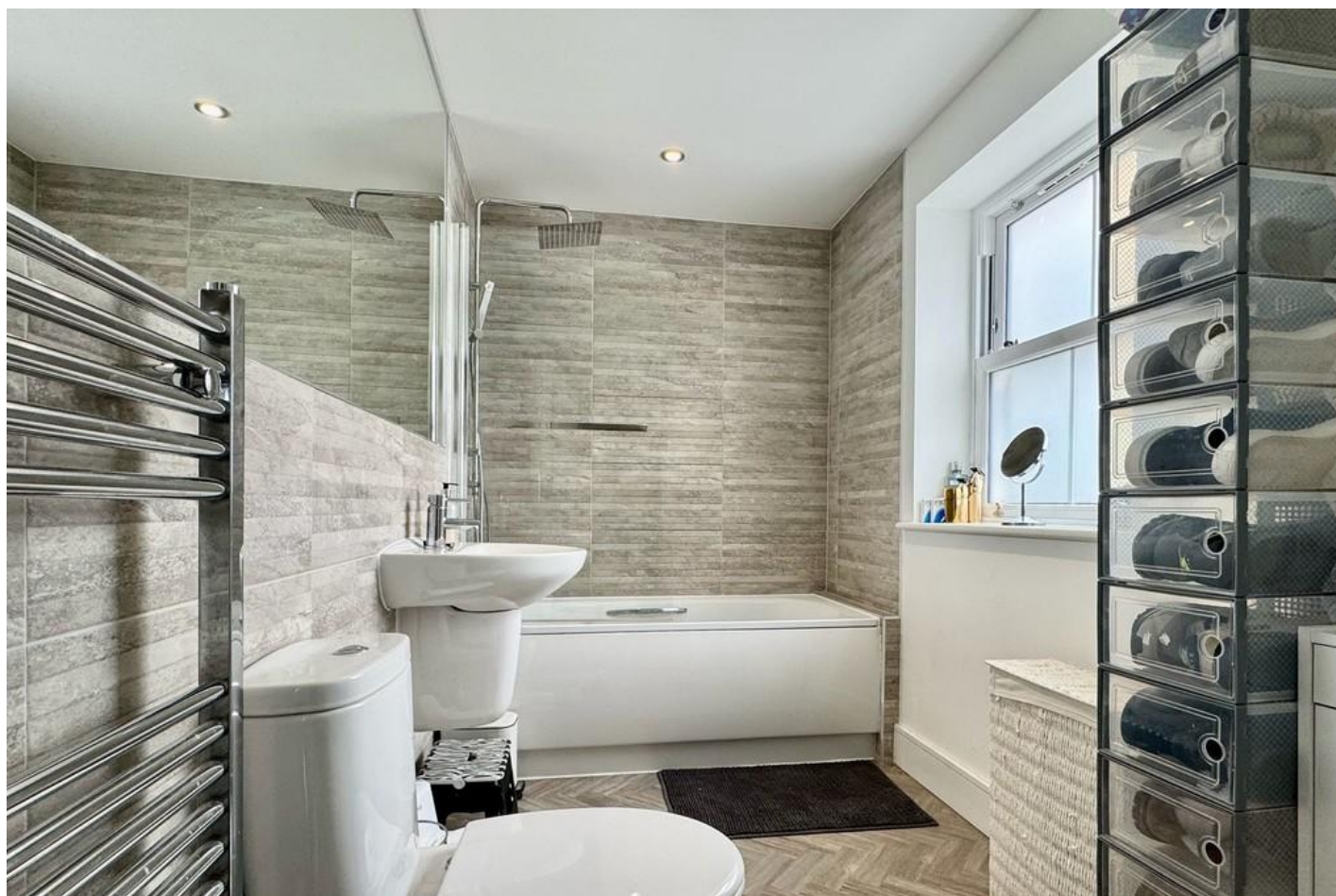
OPEN PLAN KITCHEN/LIVING AREA 22' 1" x 15' (6.73m x 4.57m) max.

BEDROOM ONE 13' x 10' 7" (3.96m x 3.23m)

ENSUITE

BEDROOM TWO 10' 10" x 6' 5" (3.3m x 1.96m)

BATHROOM 9' 9" x 5' 5" (2.97m x 1.65m)



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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