

oakheart

£225,000

Plot 6, Saltmarsh Place, Tollesbury



Plot 6 at Saltmarsh Place is a stylish one-bedroom ground floor apartment, thoughtfully designed to offer comfortable and efficient modern living within a coastal village setting. The apartment features a well-planned open-plan living, dining and kitchen area. Creating a bright and welcoming space ideal for both everyday living and entertaining. The generously sized bedroom is complemented by a contemporary bathroom, all finished to a high specification throughout. With the convenience of ground floor access and a private outdoor area, Plot 6 is

perfectly suited to first-time buyers, downsizers or those seeking a low-maintenance coastal home.

Located on the tranquil shores of the Blackwater Estuary, Tollesbury is a highly regarded Essex village known for its natural beauty and strong community spirit. The village offers a range of everyday amenities including local shops, cafés, a public house, primary school and medical facilities, all within easy reach. Outdoor enthusiasts are drawn to the nearby marina, sailing club

and scenic coastal walks, with surrounding marshes and nature reserves providing a peaceful environment to explore year-round. Despite its idyllic setting, Tollesbury remains well connected with Maldon, Colchester and Chelmsford close by and rail services to London available from nearby stations, offering an appealing balance of countryside, coast and connectivity.

\*Images shown feature CGI's for illustrative purposes only





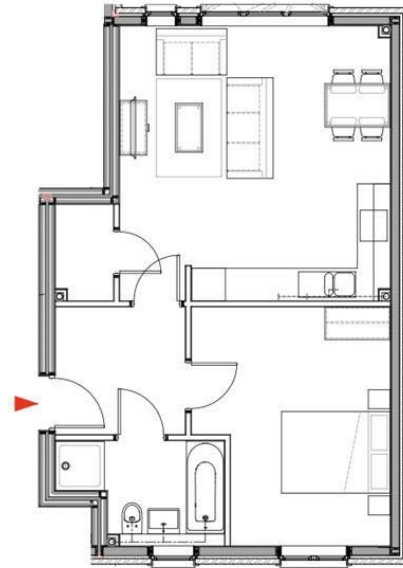




# APARTMENT N° 6



N° 6    1 bed    Ground Floor    50 Sq M / 538 Sq Ft    Garden    17 M²



## ROOM DIMENSIONS

|                 |                 |
|-----------------|-----------------|
| LOUNGE / DINING | 16' 4" X 9' 2"  |
| KITCHEN         | 12' 1" X 6' 11" |
| MASTER BEDROOM  | 13' 9" X 12' 1" |

MEASUREMENTS ARE APPROXIMATE & SUBJECT TO CHANGE.



Local Authority:  
Maldon District Council

Tenure:  
Leasehold

Council Tax Band:  
New Build

## Energy Efficiency Rating

|                                                    | Current                                                                                                          | Potential |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                                                                                                                  |           |
| (92 plus) <b>A</b>                                 |                                                                                                                  |           |
| (81-91) <b>B</b>                                   |                                                                                                                  |           |
| (69-80) <b>C</b>                                   |                                                                                                                  |           |
| (55-68) <b>D</b>                                   |                                                                                                                  |           |
| (39-54) <b>E</b>                                   |                                                                                                                  |           |
| (21-38) <b>F</b>                                   |                                                                                                                  |           |
| (1-20) <b>G</b>                                    |                                                                                                                  |           |
| <i>Not energy efficient - higher running costs</i> |                                                                                                                  |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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