

# oakheart



£425,000

Asking Price

Salt Meadows, Tollesbury



Discover beautifully designed coastal bungalows and chalet bungalows for relaxed later-life living in the heart of Tollesbury. Explore our show homes, landscaped gardens, woodland walks and the Clubhouse overlooking the pond. Enjoy tea, cake and pasties throughout the day. Incentives and tailored moving packages available to help you move with ease. Call us today to book your appointment.

Salt Meadows brings a rare opportunity to downsize without compromise in the heart of Tollesbury – a boutique later-living community moments

from the marina, coastal paths and village centre. Plot 25, The Freya, is a beautifully designed two bedroom detached bungalow of 755 sqft, combining generous open-plan living with a manageable footprint and low-maintenance, high-efficiency specification.

Set within acres of landscaped communal gardens and woodland walks, The Freya offers a light-filled living / dining space with doors onto a private garden, contemporary fitted kitchen, two well-proportioned bedrooms and a stylish shower room, all arranged over one accessible

level. Thoughtful design details, excellent energy performance and carefully considered outlooks make this an ideal home for buyers looking for comfort, convenience and a welcoming community feel.

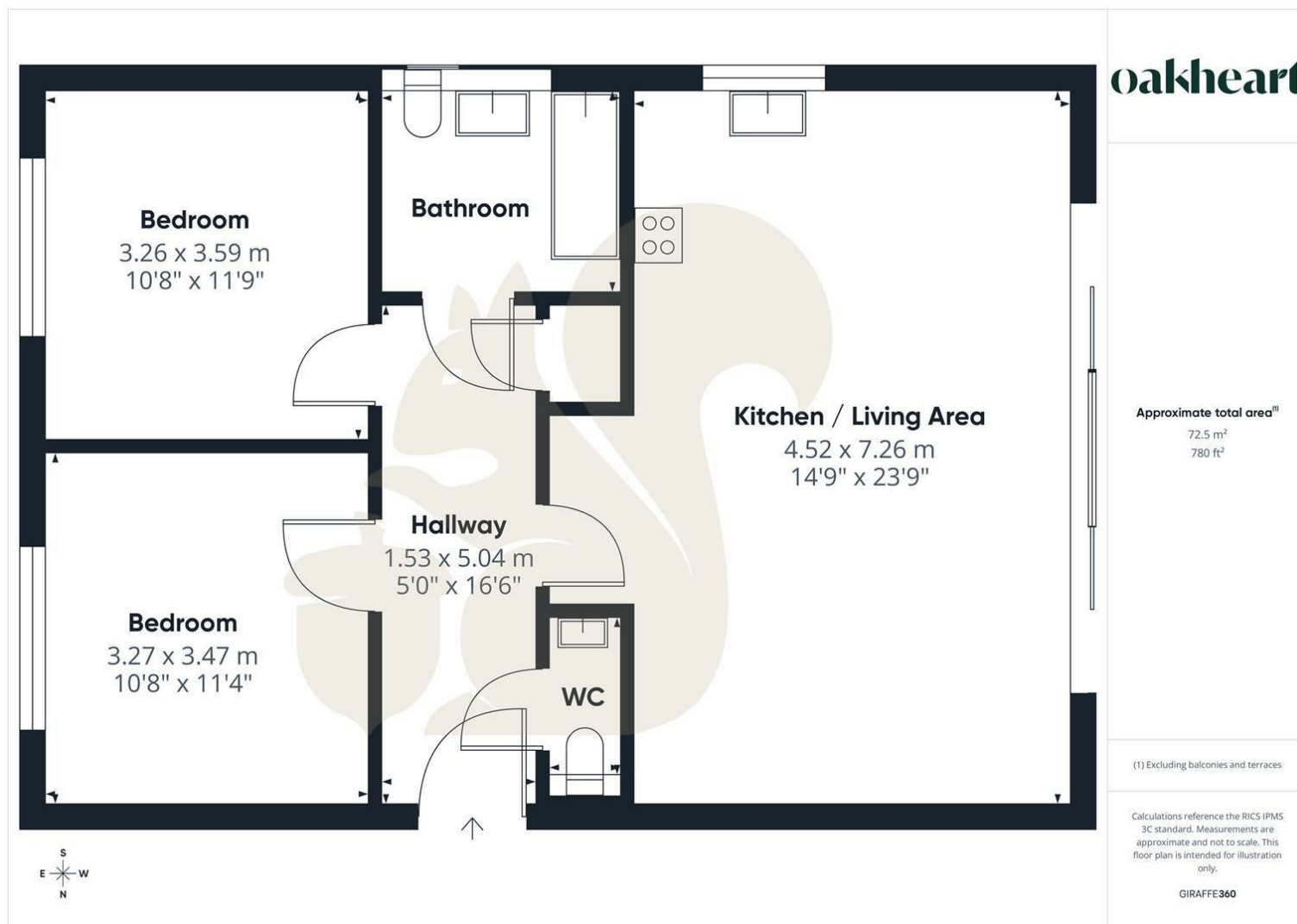
Residents at Salt Meadows enjoy exclusive use of the on-site club house for social events and hobbies, together with easy access to village amenities, buses and walks along the Blackwater Estuary. With its blend of coastal village lifestyle, quality finishes and purpose-built later-living environment, Plot 25, The Freya, is an outstanding choice for those looking to make their next move their best one yet.











Local Authority:  
Maldon District Council

Tenure:  
Freehold

Council Tax Band:  
New Build

### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (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>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 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.

Oakheart Mersea  
01206 382191  
mersea@oakheart.co.uk  
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

**oakheart**