



Wagtail Drive, Heybridge

CM9 4YP

CURTIS O'BOYLE

Sales & Lettings



Wagtail Drive, Heybridge

CM9 4YP £126,000

An excellent opportunity to acquire this ground-floor studio apartment, perfectly situated on a highly popular development in Heybridge. Offering a scenic outlook across an open greensward toward the Maldon Rugby Club ground, this property is presented with no onward chain. Boasting an incredible 953-year remaining lease, it represents an ideal, low-maintenance first purchase or a lucrative buy-to-let investment.

ENTRANCE HALL Timber entrance door from communal hallway, vinyl flooring, textured ceiling.

BATHROOM 6' 1" x 5' 7" (1.85m x 1.7m) Textured ceiling, wall mounted electric fan heater, panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, vinyl flooring, part tiled walls, cupboard housing hot water cylinder and header tank.

LOUNGE/BEDROOM 14' 7" x 9' 10" (4.44m x 3m) Two double glazed windows overlooking greensward, textured ceiling wall mounted electric fire.

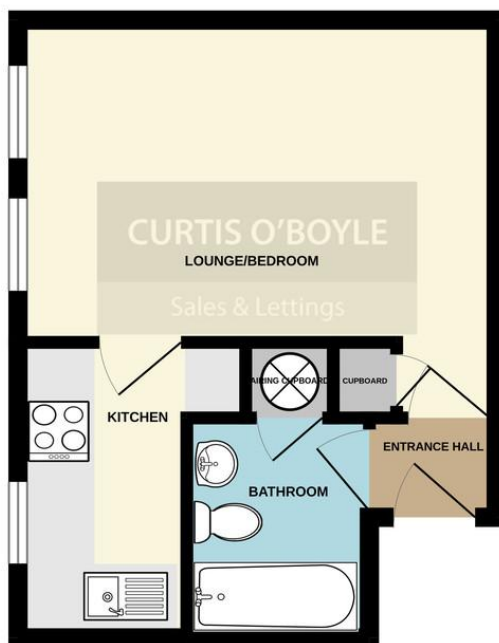
KITCHEN 9' 3" x 5' 3" (2.82m x 1.6m) + recess. Double glazed window, textured ceiling, fitted base and wall units, stainless steel sink unit inset into worktops, built in electric oven and four ring hob with hood above, tiled splashbacks, space for washing machine.

OUTSIDE Allocated parking space and visitors parking. Bin store area.





GROUND FLOOR



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 condition or efficiency can be given.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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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