



**Drakkar Wharf Anchor Lane, Heybridge Maldon CM9 4LP**

welcome to

## Drakkar Wharf Anchor Lane, Heybridge Maldon

MODERN TOP FLOOR MAISONETTE conveniently located in the heart of Heybridge within reach of BENTALLS AND BLACKWATER SHOPPING CENTRES, boasting SPACIOUS MODERN BATHROOM & EN SUITE as well as OPEN PLAN LIVING SPACE and ALLOCATED PARKING.



## Communal Stairs

Entrance door to stairwell leading all floors. Second floor walkway leading to front of property, part glazed entrance door to :-

## Entrance Hall

Herringbone flooring, cupboard housing hot water cylinder, electric panel heater, doors to :-

## Lounge Diner / Kitchen

22' 1" x 15' max ( 6.73m x 4.57m max )

Double glazed UPVC sash windows to rear and side, herringbone flooring throughout, electric panel heater, modern fitted kitchen comprising sink and drainer set in marble effect work surfaces with mirrored splashbacks and range of eye and base level unites, integrated fridge, freezer, oven, hob, extractor hood, dishwasher and washer dryer.

## Bedroom One

13' max x 10' 7" ( 3.96m max x 3.23m )

Double glazed Velux skylight window to rear, electric panel heater, door to :-

## En Suite

Contemporary Roca suite comprising low level WC and wall mounted basin, shower cubicle, part tiled walls, chrome heated towel rail, herringbone flooring.

## Bedroom Two

10' 10" x 6' 5" ( 3.30m x 1.96m )

Double glazed UPVC sash window to front, electric panel heater.

## Bathroom

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

Double glazed UPVC sash window to front, contemporary Roca suite comprising low level WC and wall mounted basin, panel bath with shower over, part tiled walls, chrome heated towel rail, herringbone flooring.

## Outside

### Front

Outside balcony area with glass balustrade.

### Parking

Allocated under croft parking space.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Drakkar Wharf Anchor Lane, Heybridge Maldon

- Two Bedrooms
- Bathroom & En Suite
- Stylish Modern Kitchen
- Allocated Under Croft Parking
- Peppercorn Ground Rent

Tenure: Leasehold EPC Rating: B

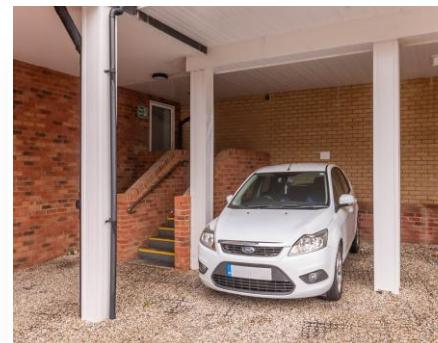
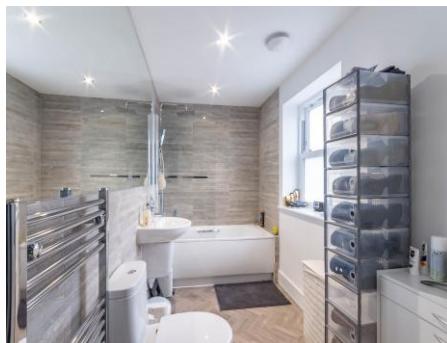
Council Tax Band: C Service Charge: 1460.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £220,000



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Property Ref:  
MLN104664 - 0003

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