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£1,600 Per Month

Per Month

Salt Meadows, Tollesbury

\*Age Restricted\*

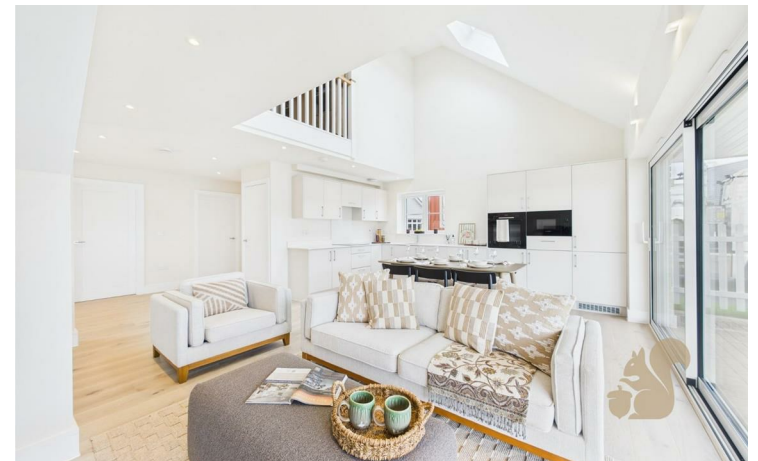
The Norah at Salt Meadows is a beautifully appointed three bedroom detached chalet bungalow, offering spacious and versatile accommodation within the highly desirable Salt Meadows later living community in Tollesbury.

Offering approximately 1,162 sq ft of well designed living space arranged over two floors, this impressive home combines modern comfort with a relaxed coastal lifestyle. The property features a stunning vaulted ceiling, feature mezzanine level and a bright, open-plan kitchen, living and dining area designed to provide the perfect space for everyday living and entertaining.

The contemporary kitchen is fitted with a range of high quality integrated appliances, including a washing machine, fridge freezer, dishwasher and induction hob, while underfloor heating adds an extra touch of comfort. Three generous double bedrooms, two stylish bathrooms and excellent storage throughout provide flexible accommodation for residents and guests alike.

Positioned within beautifully landscaped communal gardens and woodland, the property enjoys a peaceful outlook towards the central pond, with views that can be enjoyed from the main living area and covered veranda. Outside, the home benefits from a private garden, driveway, carport and EV charging point.

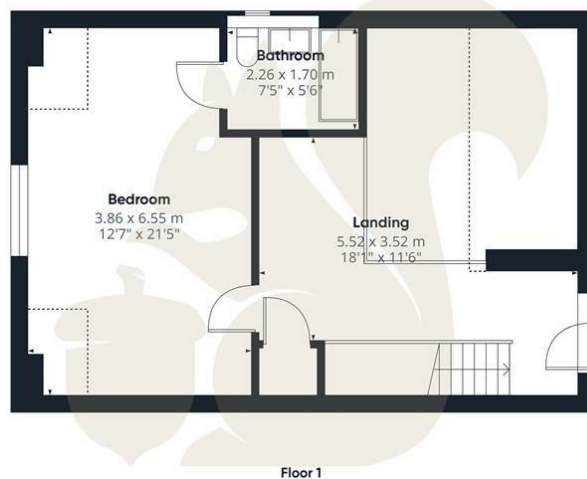
Residents at Salt Meadows have access to the exclusive clubhouse, landscaped grounds and scenic woodland walks, creating a welcoming community environment while remaining close to the amenities of Tollesbury village, the marina, sea wall and nature reserve.











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Approximate total area<sup>(1)</sup>

108 m<sup>2</sup>

1162 ft<sup>2</sup>

Reduced headroom

3 m<sup>2</sup>

33 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
Maldon District Council

Tenure:

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.

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