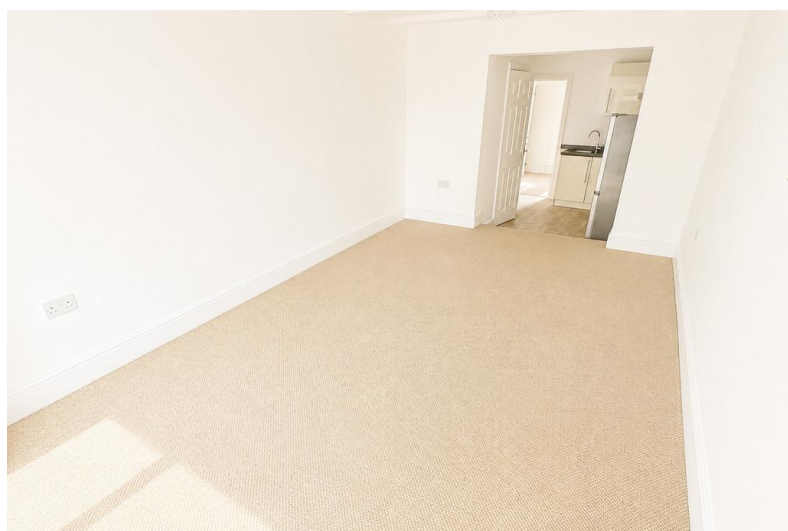




The Street
Heybridge, Maldon, CM9 4NB

Guide Price £125,000

- One Bedroom First Floor Apartment
- Ideal First Purchase
- Lounge & Kitchen
- Chain Free



The Street, Heybridge, Maldon, CM9 4NB



Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented one-bedroom first-floor flat in the highly sought-after area of Heybridge, ideally located close to picturesque riverside walks and within easy reach of Maldon, offering a wide range of shops, schools, and local amenities. The accommodation comprises an entrance hall, a bright and spacious lounge, a fitted kitchen, a double bedroom, and a shower room. This property is an ideal first-time purchase or an excellent investment opportunity.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs rising to first floor.

LOUNGE

17' x 10' 4" (5.18m x 3.15m) Window to rear aspect, radiator, storage cupboard housing gas fired boiler (untested), open plan to kitchen .

KITCHEN

10' 3" x 7' 7" (3.12m x 2.31m) Max Measurement
Fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards beneath, adjoining worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units.
Electric oven and hob inset to remain, plumbing for washing machine.

BEDROOM

10' x 9' 3" (3.05m x 2.82m) Window to front aspect, radiator, fitted wardrobes.

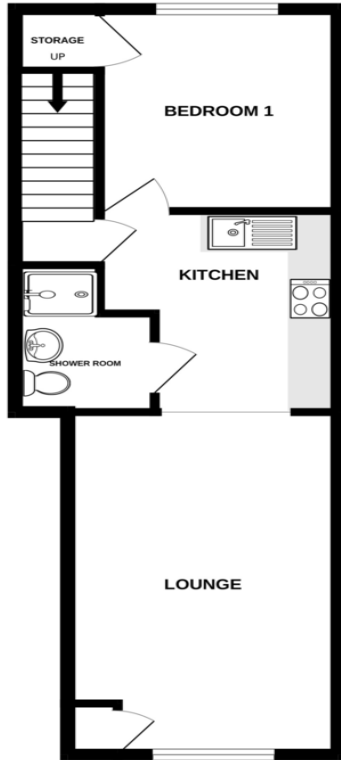
SHOWER ROOM

White suite comprising of low flush WC, wash hand basin inset to vanity unit, shower cubical, splash tiling.

AGENTS NOTE

The property is leasehold and we understand from the vendor it has 112 yrs remaining on the lease, with a service charge of approx £400 per annum. Viewing is advised and the property is being sold chain free.

GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 427 sq.ft. (39.7 sq.m.) approx.

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 operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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