



- Stunning home in exclusive waterside development
- Improved and modernised throughout
- Open plan living/dining/kitchen with atrium
- Four bedrooms, two balconies overlooking atrium
- Re-fitted bathroom and re-fitted en-suite
- Large basement offering storage, two parking spaces
- Perfect 'lock up and leave' property
- EPC rating - TBC



## VIRTUAL TOUR AVAILABLE

### Introduction

Situated within the highly desirable and exclusive waterside gated development is this impressive property being part of a converted mill, and boasting over 2000 sq ft of accommodation (including basement) The property can be found adjacent to the seawall providing scenic waterside walks. This is the perfect location for boating enthusiasts. The current seller has modernised and improved the property throughout to create a modern and contemporary home which would also be the perfect 'lock up and leave' if required. Inside, the property offers cloakroom, open plan living/re fitted kitchen/dining room (incorporated within the atrium) four bedrooms, modern re-fitted bathroom and modern re-fitted en-suite. There are two allocated parking spaces as well as a very useful basement - perfect for storage.

### Local area

Saltcote Maltings is situated between the villages of Goldhanger and Heybridge, on the banks of the Blackwater estuary, an area popular with sailing enthusiasts and those who enjoy the fresh air and waterside walks to be enjoyed in the local area. Nearby Heybridge Basin with its waterside pubs and popular Wilkin & Sons tea room can be reached on foot along the sea wall, or by car which is within 1 mile. For a wider range of amenities, the property is also within a mile, of the Bentalls shopping area including a small supermarket, eateries and doctor's surgery and the newly opened Blackwater retail park. The historic market town of Maldon is within 2 miles offering an even wider selection of shops, bars, eateries and supermarkets as well as a Marks & Spencer food hall. For the commuter there is access to the A12 trunk road within 6.5 miles which provides access north to Colchester and south to Chelmsford city. Mainline rail stations can be found in Witham (7 miles) and Hatfield Peverel (6.5 miles) offering a typical train journey of around 45 minutes to London Liverpool Street. London Street station is within 20 miles.





#### Ground Floor

##### **Hallway**

Radiator, through to kitchen and living room, stairs to first floor and door to ground floor cloakroom.

##### **Ground Floor Cloakroom**

Concealed cistern WC with storage above, wash hand basin, radiator.

##### **Living Room**

12' 1" x 20' 3" (3.68m x 6.17m) Double glazed window to front, radiator, open plan through to kitchen and dining area which is in the atrium.

##### **Kitchen**

9' 2" x 11' 2" (2.79m x 3.40m) Modern fitted kitchen comprising wall mounted cupboards, work surface with sink unit, matching cupboards and drawers under. Built in oven, hob and extractor, built in microwave, built in fridge and built in dishwasher all to remain. Matching cupboards on adjacent wall with further built in fridge/freezer.

##### **Dining Area / Atrium**

9' 3" x 10' 3" (2.82m x 3.12m) A wonderful feature of the property, the atrium is the perfect location for a dining table.

#### First Floor

##### **Landing**

Stairs to second floor.

##### **Bedroom One**

10' 10" x 19' 7" (3.30m x 5.97m) Double glazed window to front, radiator, built in wardrobes, sliding door to balcony and door to en-suite.

##### **Balcony study area overlooking atrium**

The balcony from the master bedroom overlooks the atrium and creates the perfect space for a study area.







**En-Suite**

Modern re-fitted suite comprising large walk in shower, vanity unit with storage and wash hand basin, concealed cistern WC, tiled walls and floor, heated towel rail.

**Bedroom Four**

6' 3" x 10' 6" (1.91m x 3.20m) Double glazed window to front, radiator, storage cupboard.

Second Floor

**Landing**

Stairs down to first floor and doors to bedrooms and bathroom.

**Bedroom Two**

9' 3" x 12' 11" (2.82m x 3.94m) Radiator, sliding doors to balcony.

**Balcony area overlooking atrium**

The balcony overlooks the atrium and also has built in storage.

**Bedroom Three**

10' 1" x 19' 4" (3.07m x 5.89m) Two skylights, built in wardrobe, radiator.

**Bathroom**

Modern re-fitted bathroom comprising bath with mixer tap, glass shower screen and shower attachment. Concealed cistern WC, vanity unit with storage below and inset wash hand basin, tiled floor and walls, heated towel rail, under floor heating.

Outside

**Parking and Basement**

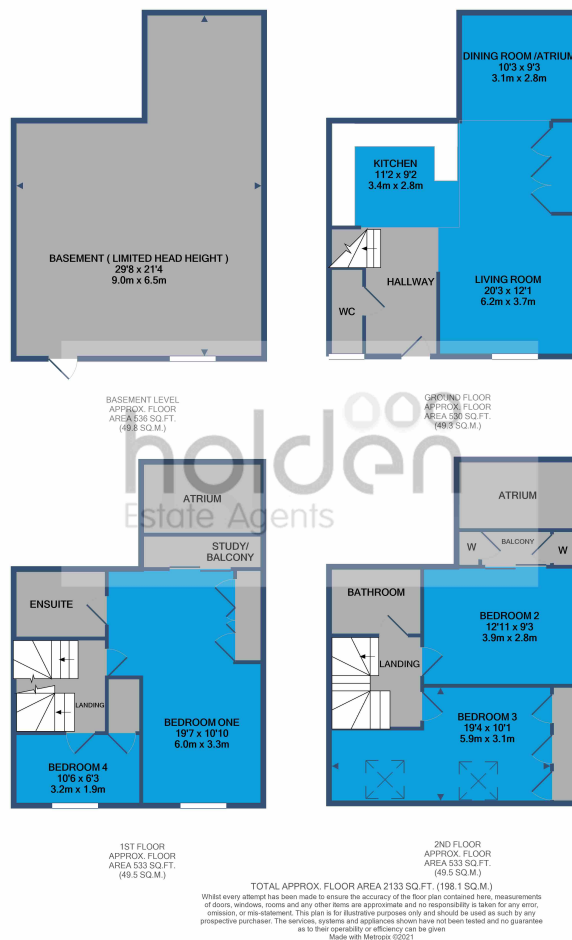
There are two parking spaces to the front of the property. There is also a large basement (with restricted head height) that provides ample storage and measures 21' 4" x 29' 8" (6.50m x 9.04m) to maximum points. There is also the gas central heating boiler and hot water system here. Window to front.





**Agents Note**

The property is share of freehold. The lease runs for 999 years from 1997. There is a maintenance cost of approximately £64 per month.



**ENERGY GRAPHS**

**Energy Efficiency Rating**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

**Energy Impact Rating**

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Every effort has been made to ensure that consumers are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer must have information verified by their own solicitors or other advisers. These details form part of our database, which is protected by database rights and copyright laws. No unauthorised copying or distribution without permission.