BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS



Heriot Way, Maldon, CM9 8BW

£1,250 Per month

2 1 1 D





Some More Information

The communal entrance opens into a shared hallway, with a further entrance door leading into the flat and its L-shaped entrance hall.

The bathroom includes a panel-enclosed bath with a shower over, supported by a negative-head pump to improve the water pressure. There is also a WC, vanity wash basin, electric underfloor heating and a window to the rear.

Two storage cupboards are located off the hallway. One houses the hot-water cylinder, while the other has been converted into a utility cupboard with plumbing for a washing machine.

Bedroom one has a window to the front, while bedroom two overlooks the rear.

At the end of the hallway is the lounge/dining room, which benefits from windows to both the front and side. A door leads through to the recently refitted kitchen, comprising a range of wall and base units with work surfaces, an induction hob, low-level oven, slimline dishwasher and integrated fridge/freezer.

Externally

Set back from the main turning of Heriot Way the property is located in a side turning with allocated parking for one vehicle in addition to a number of visitor parking spaces, a pathway leads around to the communal entrance door and open access to the communal grounds is available.

Location

Great Totham Primary School, rated 'Good' by Ofsted, is approximately 0.3 miles from the property, while Great Totham Village Shop and Post Office is around 250 metres away. The village also has a church, village hall and public houses.

The neighbouring village of Wickham Bishops provides further amenities, including a library, village shop and Post Office, Mrs Salisbury's Tea Rooms, a health food shop, estate agency, nail salon and hair salons.

Benton Hall Golf and Country Club is approximately 2.5 miles away, offering an 18-hole championship golf course and the nine-hole, par-three Bishops course. Its health club facilities include an indoor swimming pool, gym, spa and a range of fitness classes.

The historic quayside town of Maldon is approximately 3.7 miles away and offers a mixture of independent and national retailers, schools, restaurants and leisure facilities. Witham railway station is around four miles from the property, providing direct services to London Liverpool Street.

Kitchen

Lounge

Bedroom One

Bedroom Two

Bathroom

Services

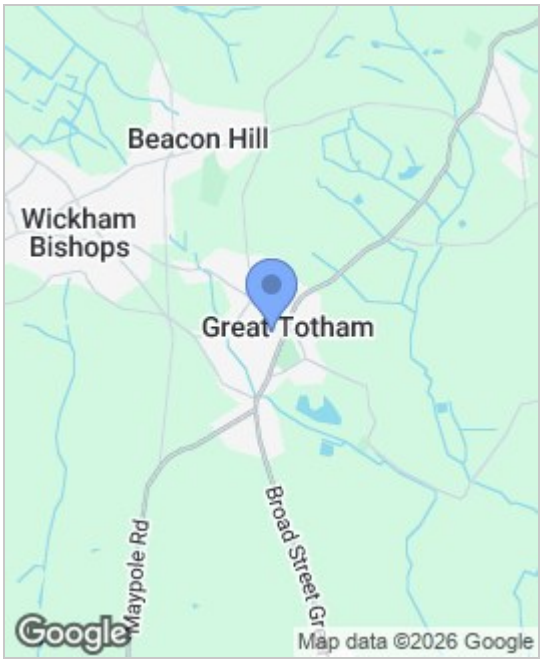
Council Tax Band - C

Local Authority - Maldon District Council

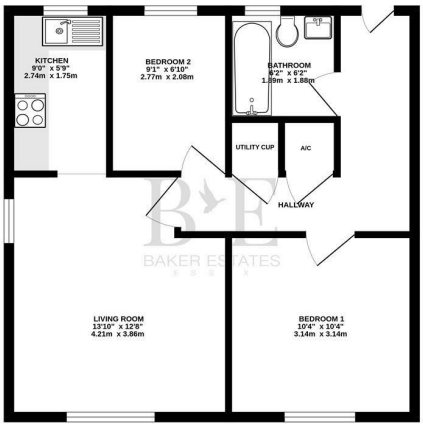
EPC Rating - D

Broadband Availability - Ultrafast Fibre Broadband Available with speeds up to 1000mbps from Openreach and Gigaclear (details obtained from Ofcom Mobile and Broadband Checker) - September 2026
Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 (details obtained from Ofcom Mobile and Broadband Checker) - September 2026.

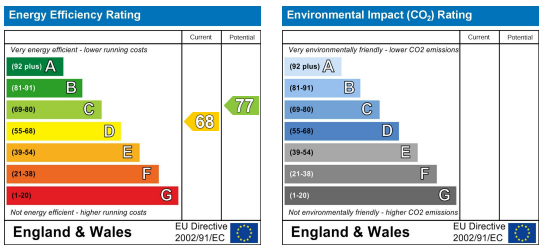
Mains Electric
Electric Panel Heating
Mains Water
Mains Sewerage



GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 sq.m.) approx.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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The Property Ombudsman