

oakheart



£295,000

Plot 6, Saltmarsh Place, Tollesbury

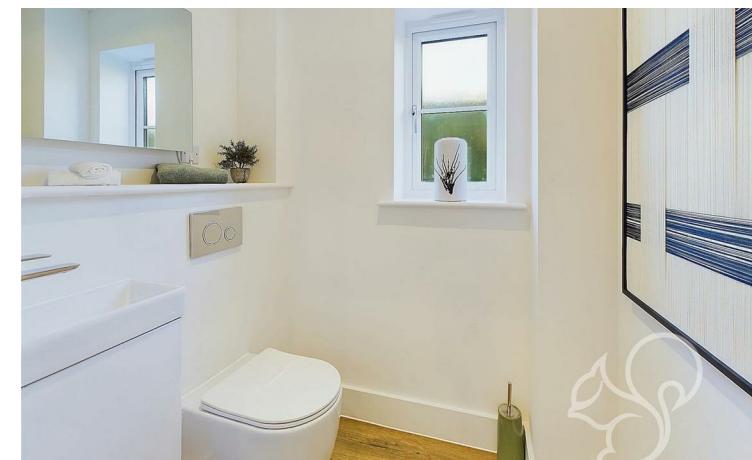
Plot 5 at Saltmarsh Place is a beautifully designed three-bedroom ground floor apartment, offering spacious and flexible accommodation ideal for modern coastal living. The layout has been carefully considered to maximise natural light and flow, with generous living and dining space complemented by well-proportioned bedrooms. Finished to a high specification throughout, the apartment combines contemporary design with energy-efficient features, creating a comfortable and sustainable home. With the added benefit of direct ground floor

access and a private outdoor space, Plot 5 is perfectly suited to those seeking low-maintenance living without compromising on space or style.

Nestled along the scenic Blackwater Estuary, Tollesbury is a charming and well-connected Essex village celebrated for its coastal character and welcoming community. Residents enjoy a variety of local amenities including independent shops, cafés, a traditional public house, primary school and healthcare facilities.

The village is particularly popular with sailing enthusiasts, with Tollesbury Marina and Sailing Club close by, as well as miles of coastal walks and nature reserves offering stunning views and abundant wildlife. While enjoying a peaceful waterside setting, Tollesbury remains conveniently located for access to Maldon, Colchester and Chelmsford, with nearby rail stations providing direct links into London, making it an ideal location for both relaxed living and commuting.

\*Images Depict the Show Home on site from Phase 1









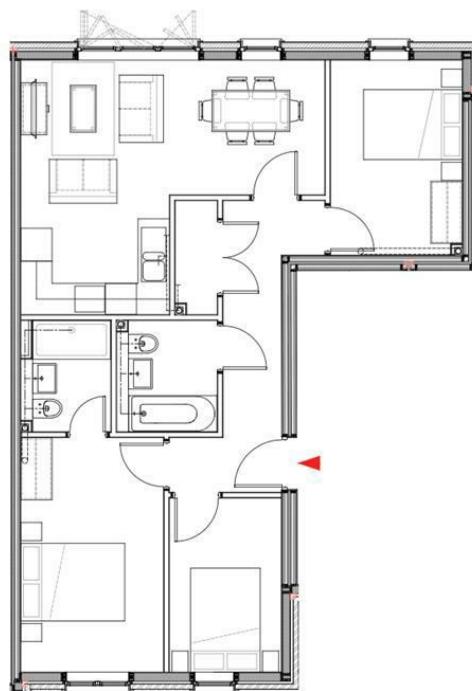
## APARTMENT N° 5

N° 5    3 bed    Ground Floor

74 Sq M / 797 Sq Ft

Garden

22 M<sup>2</sup>



### ROOM DIMENSIONS

LOUNGE / DINING	19' 4" X 9' 7"
KITCHEN	9' 8" X 6' 9"
MASTER BEDROOM	14' 11" X 9' 1"
BEDROOM 2	11' 1" X 7' 3"
BEDROOM 3	13' 3" X 8' 4"

MEASUREMENTS ARE APPROXIMATE & SUBJECT TO CHANGE.



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Local Authority:  
Maldon District Council

Tenure:  
Leasehold

Council Tax Band:  
New Build

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<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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