



3a Stock Chase, Heybridge , CM9 4AB  
Guide price £145,000



Welcome to this apartment located in Heybridge, Maldon. This property boasts a lounge, kitchen, bedroom and bathroom and offers NO ONWARD CHAIN. One of the highlights of this apartment is its own rear garden, providing a lovely outdoor space to enjoy some fresh air or host a small gathering.

For those considering an investment opportunity, this property offers a promising potential yield of 6% for Buy To Let Investors, making it an attractive option for those looking to expand their property portfolio. Situated close to local shops and schools, this apartment offers both convenience and a sense of community. Furthermore, the recent installation of a new boiler in January 2023 is another benefit. Don't miss out on the chance to own this apartment with its own garden, ideal for first-time buyers, downsizers or investors. Contact us today to arrange a viewing. Council Tax Band A. Energy Efficiency Rating D.

**Kitchen 10'3 x 6'1 (3.12m x 1.85m)**

Side main entrance door, fitted kitchen with a range of wall and base units, work top surfaces, stainless steel sink with drainer, Beko fridge, Beko washing machine, Beko electric oven, Beko electric hob, Beko electric extractor, LEC fridge , integrated hob and oven. Double glazed window and door.

**Lounge 12'5 x 11'9 (3.78m x 3.58m)**

Window and radiator. Door leading to the garden.

**Bedroom 10'10 x 9'3 (3.30m x 2.82m)**

Double glazed window, radiator.

**Bathroom**

Window, three piece suite comprising of wc, wash hand basin and bath, new boiler fitted in 2023

**Garden and Parking**

To the rear of the property there is a garden which is mainly lawned (Please note that the garden is approx 50% of length shown in photo, as no 2 owns the end part with access from the rear, but we understand from the vendor that they never use this and the access is overgrown to the rear, but you will need to satisfy yourself re this) and to the front of the property there is a driveway for parking shared with the upstairs apartment. We advise this is clarified by your legal representative.

**Lease Information**

We understand from the vendor that a new lease is being created and this will drafted once the buyers names are known.  
The term will be 999 years and in line with the lease for the upstairs apartment NO 3B Stock Terrace which started December 1993.  
The vendor plans to offer the freehold to buyer and the upstairs apartment.  
Peppercorn ground rent.

**Area Description**

The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored by devoted

owners, some are still in use commercially as charter vessels. The Hythe Quay offers historic pubs incorporating The Queens Head and Jolly Sailor both offering fine food. The Edwardian Promenade close to Hythe Quay enjoys stunning riverside walks and large amenity areas, including a children's splash park, which is ideal for picnics and family days out. Maldon's Historic High Street offers a unique and individual shopping experience and a Marks & Spencer's simply food, along with many coffee shops and restaurants.

Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793. Today Heybridge Basin is a haven for leisure craft and walkers and also offers two popular pubs.

Further information can be found by visiting "www.itsaboutmaldon.co.uk" .

Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street station. The A12 leading to London is an approx. 15/20 minute drive, and access to the A127 and A13 is via the A130.

**Agents Note**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Approximate total area<sup>(1)</sup>  
360.08 ft<sup>2</sup>  
33.45 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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