



2 bedroom Apartment located in Tollesbury.

Guide Price
£200,000 - £235,000

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JOHN ALEXANDER
ESTATE AGENTS

Woodrolfe Park Tollesbury Maldon CM9 8TB



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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £200,000 TO £235,000

Situated within the highly sought-after Woodrolfe Park development, this beautifully presented first-floor apartment enjoys a peaceful waterside setting backing onto Tollesbury Marina. Offering two generous double bedrooms, a spacious lounge/diner, modern fitted kitchen and contemporary shower room, the property further benefits from a car port, attractive communal gardens with marina views and a range of recent improvements, making it an ideal permanent home, weekend retreat or investment opportunity.

STEP INSIDE

A well-maintained communal entrance hall provides access to the first floor where the apartment's private entrance door opens into a welcoming hallway with doors leading to all principal rooms.

The spacious lounge/diner measures 17'7" × 12'8" (5.36m × 3.86m) and provides an excellent entertaining and living space. The room is flooded with natural light and enjoys attractive views over the beautifully maintained communal grounds towards the marina, creating a wonderful backdrop throughout the year. There is ample space for both lounge and dining furniture, making it an ideal room for relaxing or entertaining guests.

The kitchen measures 8'3" × 9'6" (2.51m × 2.90m) and has been refitted approximately two and a half years ago with a stylish range of modern units, work surfaces and integrated storage, creating a practical and attractive space for everyday cooking.

Bedroom One is an excellent double room measuring 13'1" x 10'3" (3.99m x 3.13m) and benefits from fitted cupboards providing useful storage whilst maximising floor space.

Bedroom Two measures 13'0" × 7'1" (3.96m × 2.16m) and is another generous double bedroom, perfect for guests, family members or those working from home.

Completing the accommodation is a well-appointed shower room fitted with a modern suite comprising a walk-in shower, wash hand basin and WC.

The property has also been insulated and sound-proofed, enhancing comfort and energy efficiency throughout the apartment.

STEP OUTSIDE

The property benefits from a car port, providing covered off-road parking. Residents enjoy access to beautifully maintained communal gardens which back directly onto Tollesbury Marina and offer stunning waterside views. There is also a designated communal area for hanging clothes and drying laundry. The recent roof refurbishment and forthcoming installation of new windows further enhance the property's appeal and long-term peace of mind.



THE LOCATION

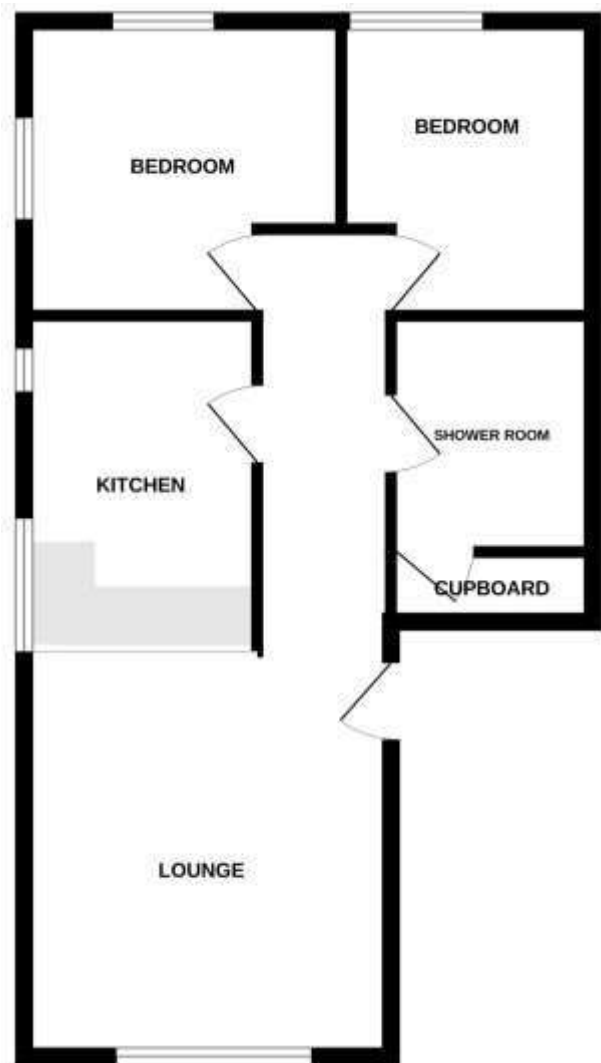
Woodrolfe Park occupies an enviable waterside position within the highly desirable village of Tollesbury, renowned for its maritime heritage and outstanding leisure opportunities. Tollesbury Marina and Sailing Club are within easy reach, complete with its popular marina restaurant and waterside pub. The area is a haven for outdoor enthusiasts, offering sailing, motorboating, paddleboarding, kayaking, fishing, cycling, swimming, badminton, photography, art and painting, together with beautiful coastal and estuary walks.

The village itself provides a range of everyday amenities including local shops, takeaway eateries, cafés, tea rooms, a doctor's surgery, primary schooling and recreational facilities. The nearby towns of Maldon and Colchester offer an excellent selection of shopping, dining, leisure and transport links, whilst the stunning Blackwater Estuary provides an ever-changing coastal landscape right on the doorstep.





FLOORPLAN



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Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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