

VILLAGE LOCATION

WESTCOMBE PARK HEYBRIDGE

A selection of one, two and three bedroom Shared Ownership homes situated on the Crest Nicholson section of the Westcombe Park development in Heybridge, Essex.

**35% shares available
from £70,000***

Situated next to the historic market town of Maldon, Westcombe Park in Heybridge is a new community of homes set in a semi-rural location. Westcombe Park is surrounded by woodland and farmland but is still well-connected, with convenient access to shops, schools and a wide range of other amenities in both Heybridge and Maldon. There are an abundance of waterways and open spaces for all the family to explore, including Heybridge Basin and Promenade Park. For those preferring indoor activities, Blackwater Leisure Centre and Park Drive Health Club in Maldon offer a range of sporting activities. There is a selection of primary schools and pre-schools / nurseries in the area, with the Plume Academy being the local catchment secondary school. To expand on the existing local facilities, the masterplan for Westcombe Park includes future provision for a new primary school and nursery, sports pitches, allotments and neighbourhood centre.

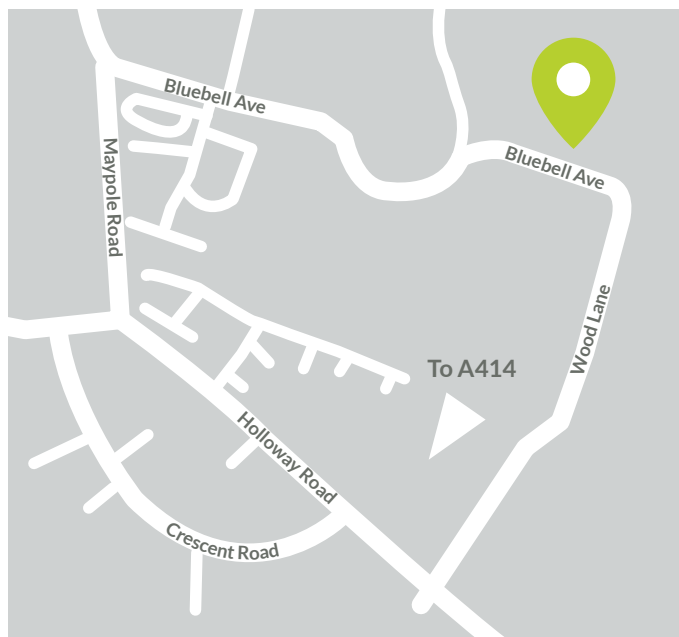
Access to Essex's main road route, the A12, is just nine miles away, providing convenient connections to the A120, A414 and M25. Chelmsford can be reached in around 20 minutes and Colchester in around 25 minutes. There are two train stations to choose from at Witham and Hatfield Peverel; from either, London Liverpool Station is around a 40-minute journey. Westcombe Park is served by local bus routes which run along the edge of the development connecting Heybridge with Chelmsford, Hatfield Peverel and Witham railway station. For international travel, Stansted Airport is a 50-minute drive away.



Property features include:

- Fully fitted kitchen with integrated appliances
- Flooring throughout
- Neutral décor
- Double glazing
- Electric heating
- Allocated parking with electric vehicle charging point
- New build warranty

Property Location: **CM9 4HD**



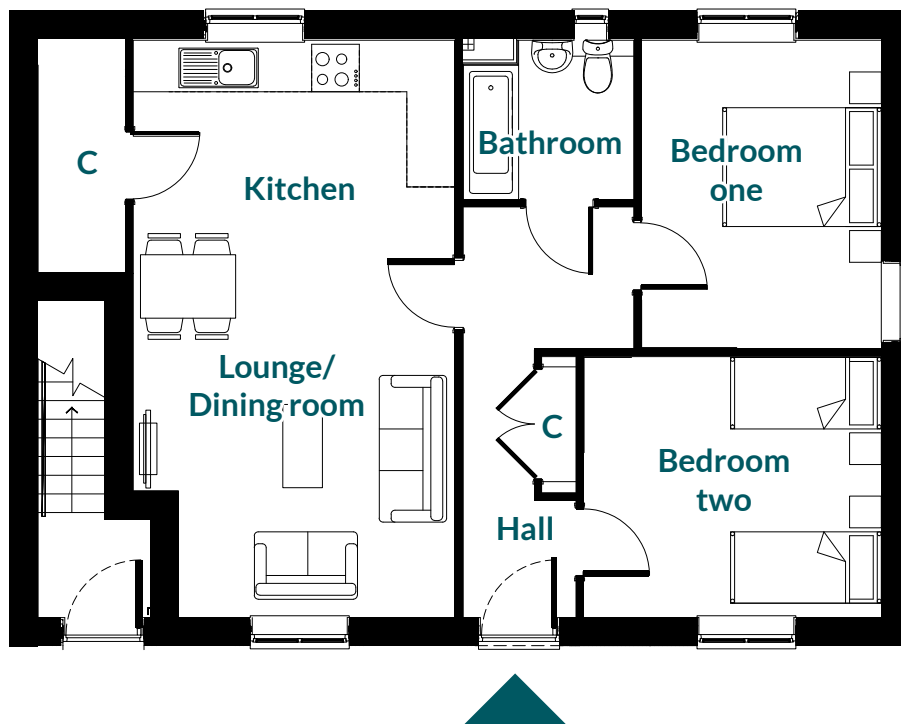
*Share percentage stated refers to purchasing a 35% share of a one-bedroom apartment with a full market of £200,000 Shared Ownership eligibility and affordability criteria apply. Minimum (35%) and maximum (75%) share values apply, and rent is payable on the unsold share. Please speak to a member of our Sales Team for more details. Images are indicative and for illustrative purposes only. Prices are subject to change.

TWO BEDROOM MAISONETTE

Plot 93 | Maisonette | £272,500

Floor Area: 70.7m²

*35% shares available from £93,375



Ground floor

C - Cupboard

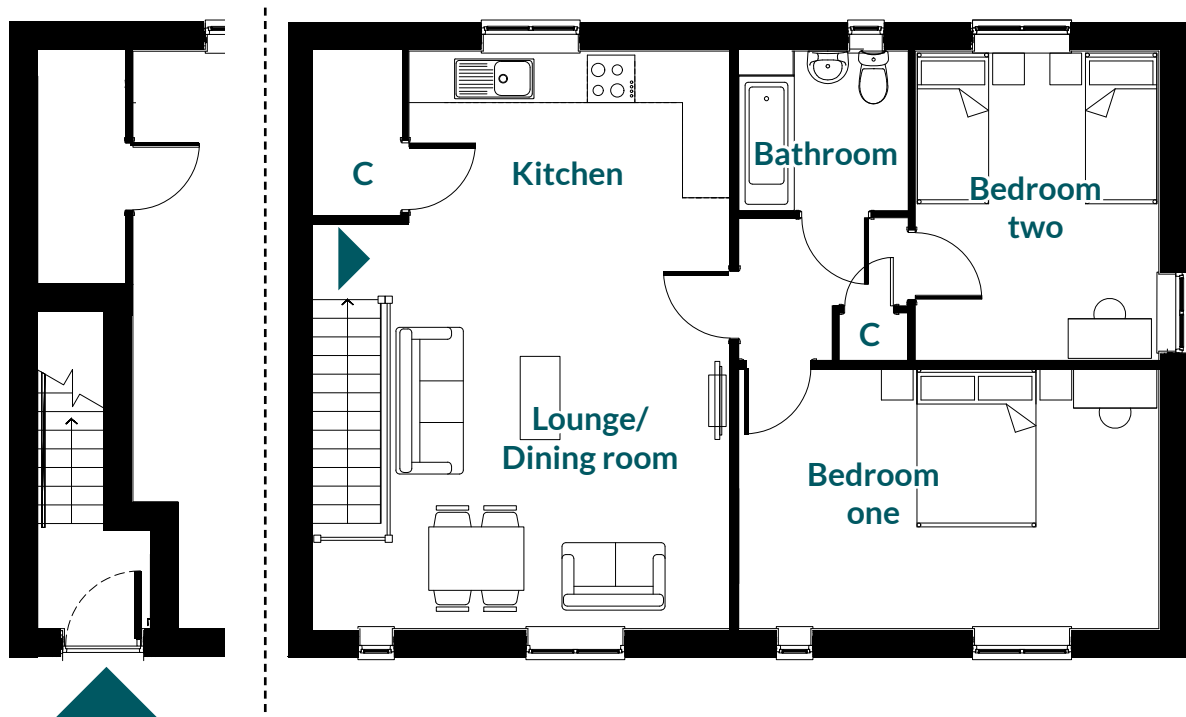
We wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and fittings. Room sizes should not be relied upon for carpets and furnishings.

TWO BEDROOM MAISONETTE

Plot 94 | Maisonette | £285,000

Floor Area: 79.25m²

*35% shares available from £99,750



First floor

C - Cupboard

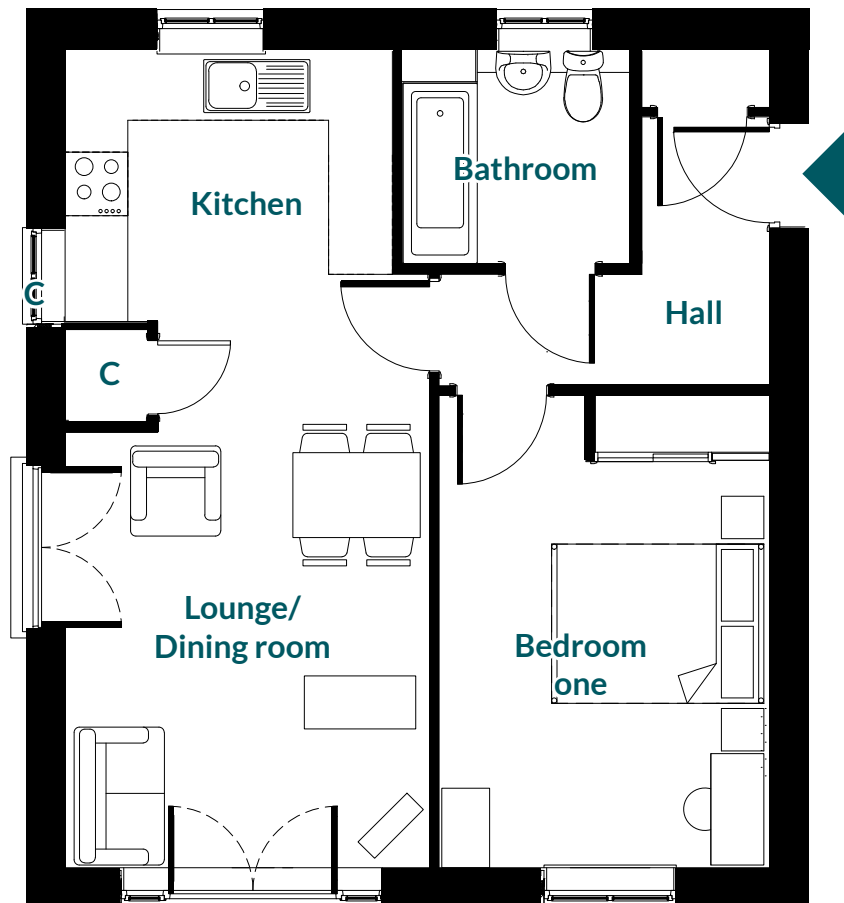
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ONE BEDROOM APARTMENT

Plots 95, 96 & 97 | Apartment | £200,000

Floor Area: 50.99m²

*35% shares available from £70,000



Plot 95 | Ground Floor apartment

Plots 96 & 97 | 1st Floor apartment

C - Cupboard

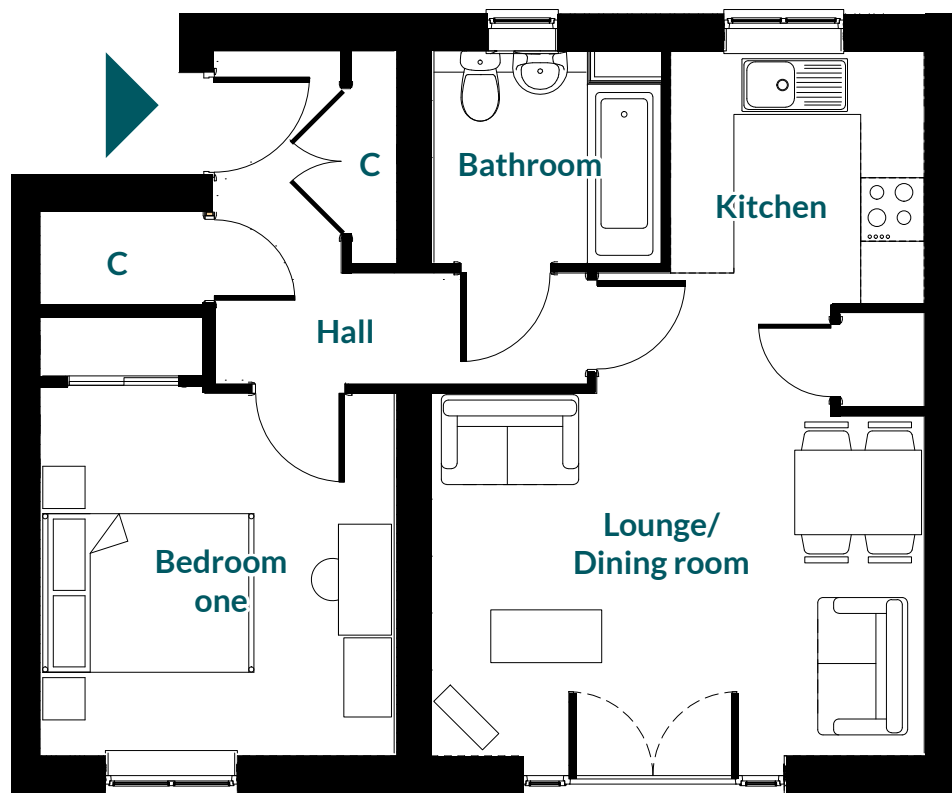
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ONE BEDROOM APARTMENT

Plots 98 & 101 | Apartment | £200,000

Floor Area: 52.59m²

*35% shares available from £70,000



Plot 98 | Ground Floor apartment

Plot 101 | 1st Floor apartment

C - Cupboard

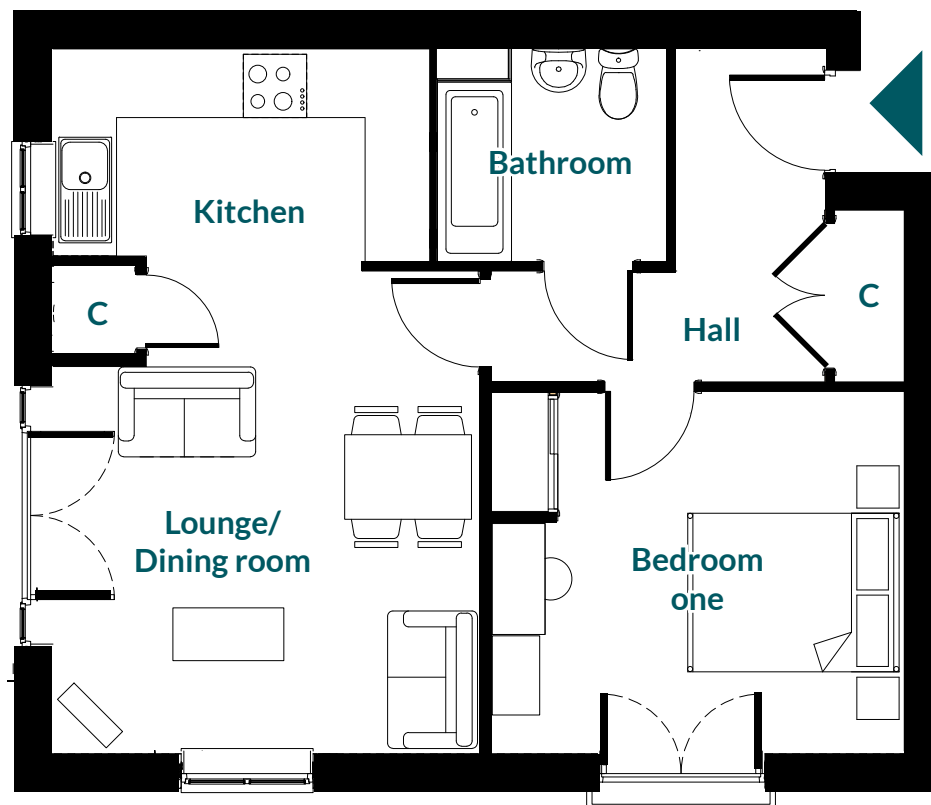
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ONE BEDROOM APARTMENT

Plots 99 & 102 | Apartment | £200,000

Floor Area: 50.45m²

*35% shares available from £70,000



Plot 99 | Ground Floor apartment

Plot 102 | 1st Floor apartment

C - Cupboard

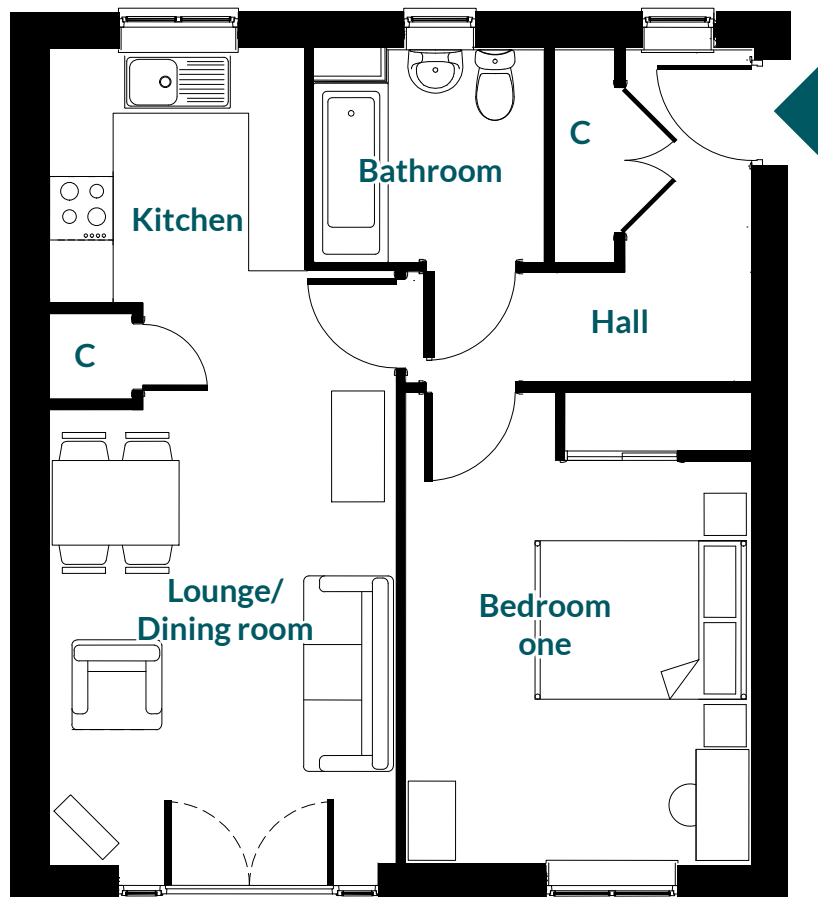
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ONE BEDROOM APARTMENT

Plots 100 & 103 | Apartment | £200,000

Floor Area: 50.45m²

*35% shares available from £70,000



Plot 100 | Ground Floor apartment

Plot 103 | 1st Floor apartment

C - Cupboard

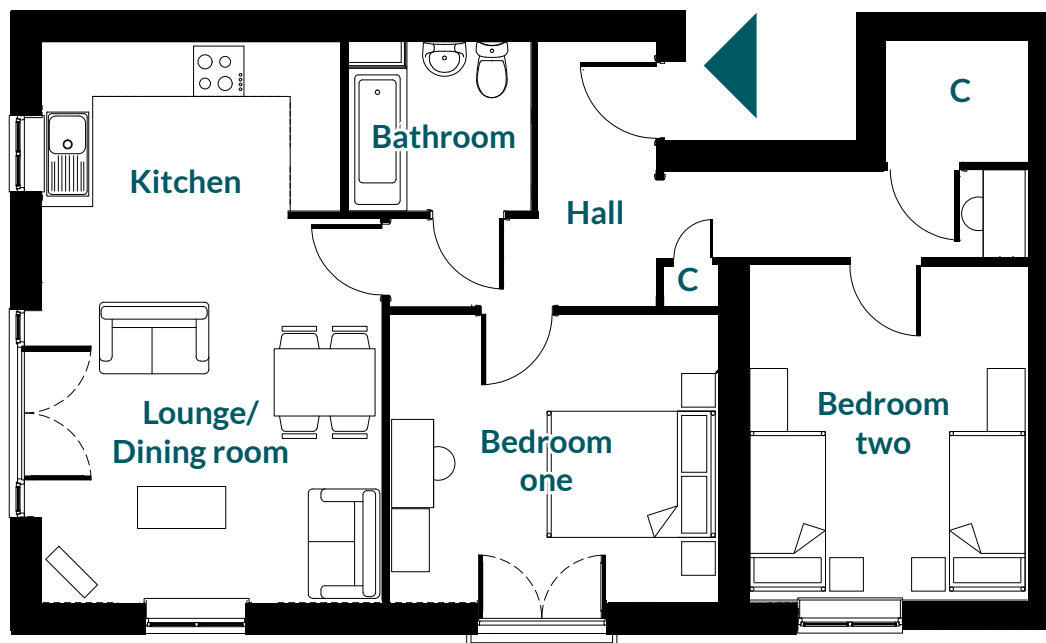
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TWO BEDROOM APARTMENT

Plot 104 | Apartment | £265,000

Floor Area: 70.98m²

*35% shares available from £92,750



Plot 104 | 2nd Floor apartment

C - Cupboard

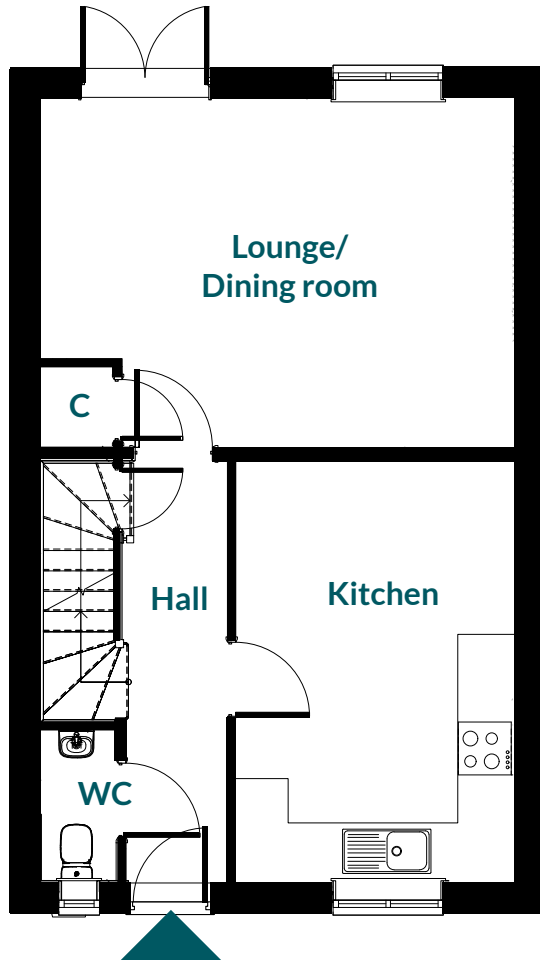
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THREE BEDROOM SEMI-DETACHED HOME

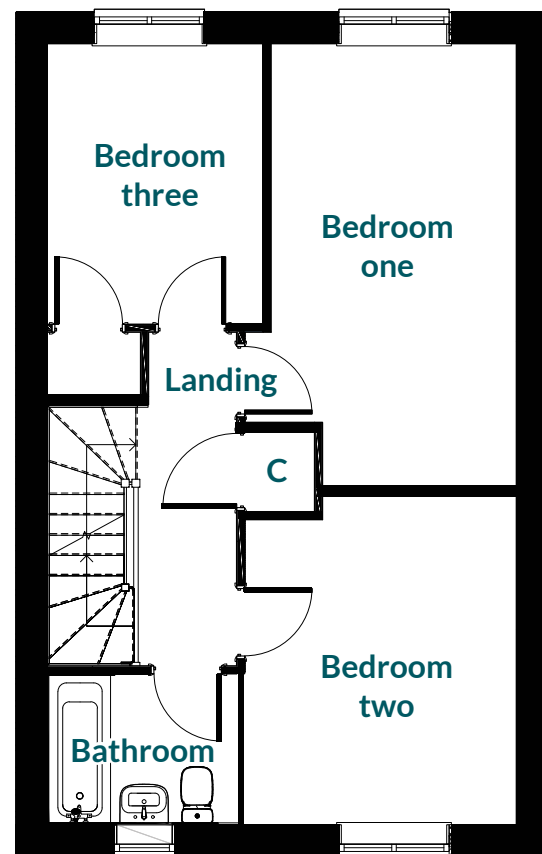
Plots 105 & 106 | Semi-Detached House | £412,500

Floor Area: 94.02m²

*35% shares available from £144,375



Ground floor



First floor

C - Cupboard

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