

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING  
& PAYNE



Bakers Court, Wickford  
£1,150 PCM

**\*\* CPO9380 ONLINE ENQUIRIES ONLY \*\*** COWLING & PAYNE ARE PLEASED TO OFFER THIS 'NEWLY DECORATED' TWO BEDROOM FIRST FLOOR APARTMENT SITUATED WITHIN THE POPULAR AREA OF 'SHOTGATE' WICKFORD. THE PROPERTY IS AVAILABLE FOR MAY 2025. **\*\*PLEASE SPECIFICALLY NOTE A GUARANTOR IS REQUIRED FOR ALL TENANCIES. \*\*** COUNCIL TAX BAND 'C' EPC RATING 'C'



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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2-4 Runwell Road, Wickford, Essex, SS11 7AB  
Telephone: 01268 730707 | Fax: 01268 730737  
[info@cowlingandpayne.co.uk](mailto:info@cowlingandpayne.co.uk)  
[www.cowlingandpayne.co.uk](http://www.cowlingandpayne.co.uk)



