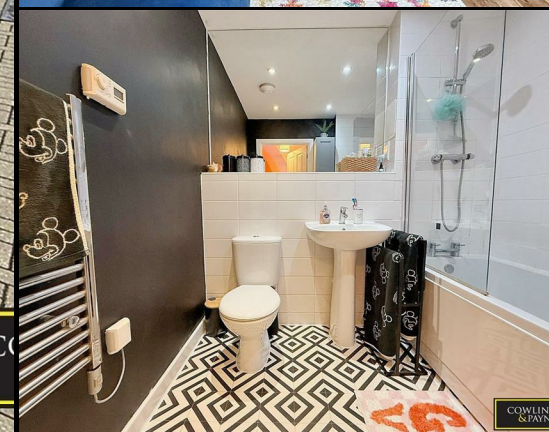


RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Ramsden Court, Wickford
Offers Over £245,000

Cowling & Payne are delighted to bring to the market, this TWO bedroom apartment, located in the popular Ramsden Court development.

A well-appointed kitchen serves as the heart of the home, offering a space for you to prepare your meals and enjoy your morning coffee. The kitchen comes with a mixture of wall and base units with a white gloss finish, integrated oven, hob, extractor, integrated fridge/freezer & integrated washing machine. The kitchen integrates into the living space, offering an open planned aspect perfect for relaxation or entertaining guests.

Moving on, you will locate two well-proportioned bedrooms & a 3 piece bathroom, with shower over bath & a heated towel rail, designed with functionality and comfort in mind.

For added convenience the block has a communal lift & staircase leading up to the apartment. The block has a secure buzzer entry system with a camera so you can see who is trying to enter before allowing access. This then links up to the entry system in the flat.

Externally the property comes with one allocated parking space, with several of visitor bays for guests.

One of the standout features of this property is its prime location. Just a stone's throw away from Wickford High Street, residents will enjoy easy access to a variety of shops, cafes, and local amenities. Additionally, Wickford Railway Station is nearby, providing excellent transport links for those commuting to London or other surrounding areas.

One of the notable aspects of this property is its sales scheme. The property is also offered on a shared ownership. This is an excellent opportunity for first-time buyers to step onto the property ladder without the need for a substantial deposit.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Disclaimer

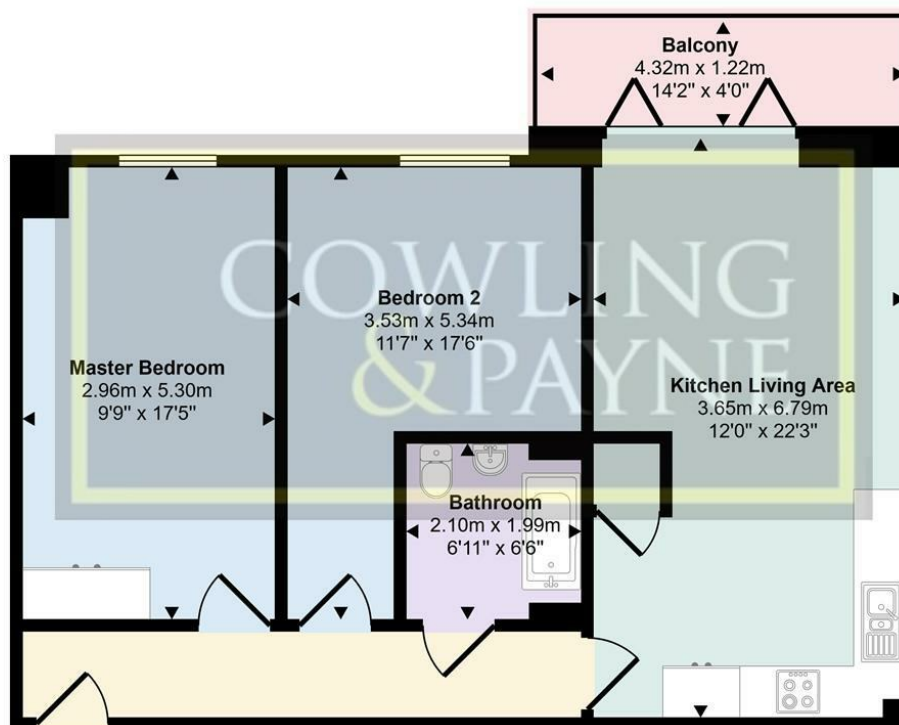
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Once completed, along with other necessary documentation requested the property will be advertised as STC.

Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process.

Approx Gross Internal Area
68 sq m / 732 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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