

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING  
& PAYNE



River View, London Road, Wickford  
£1,300 Per Calendar Month

**\*\*CPO9834 – ONLINE ENQUIRIES ONLY\*\*** COWLING AND PAYNE ARE PLEASED TO OFFER NEWLY REDECORATED, TWO DOUBLE BEDROOM, SECOND FLOOR APARTMENT.

UPON ENTERING THE PROPERTY, YOU ARE WELCOMED BY A GOOD-SIZED RECEPTION HALLWAY. THE SPACIOUS OPEN PLANNED LIVING AREA ALSO BENEFITS FROM A JULIETTE BALCONY.

THE PROPERTIES 'HIGH GLOSS' CONTEMPORARY KITCHEN, INCORPORATES INTEGRATED APPLIANCES TO INCLUDE A FRIDGE FREEZER, WASHING MACHINE AND DISH WASHER.

BEDROOM ONE, ADVANTAGEOUSLY BENEFITS FROM A MODERN EN SUITE SHOWER ROOM WITH FITTED WARDROBES.

THE PROPERTY IS SITUATED WITHIN THE WELL REGARDED 'RIVER VIEW' DEVELOPMENT, CONVENIENT FOR ALL OF 'WICKFORD'S' HIGH STREET AMENITIES, INCLUDING SHOPS, CAFÉS AND MAINLINE STATION.

THERE IS ALSO THE ADDED CONVENIENCE OF A LIFT WITHIN THE BLOCK, AND EXTERNALLY THE PROPERTY HAS ONE ALLOCATED PARKING SPACE

AVAILABLE OCTOBER 2025 - COUNCIL TAX BAND 'C' - ENERGY PERFORMANCE RATING 'B'



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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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