



## Lower Southend Road, Wickford

Ideally situated in a cul-de-sac position, adjacent to Wickford town centre and within 0.3 miles of the mainline train station, WN Properties offer for long term rent this stylish and contemporary converted apartment. The property is positioned on the first floor featuring underfloor heating, double glazed windows, a high specification bathroom as well as fitted kitchen with appliances and security entry-phone access. The property also benefits from an optional allocated parking space at an additional charge. The apartment offers an ideal home for a professional worker. Available unfurnished, from early June 2025. EPC C.

## £1,050.00 pcm

Council Tax Band B

**01277 225191**  
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Communal entrance door and hallway with staircase to first floor.

Door to;

Entrance lobby  
Double glazed window, part glazed door to;

Reception/Kitchen  
15' 0" x 9' 3" (4.57m x 2.82m)  
Benefitting from double glazed window, underfloor heating to wood effect flooring. Kitchen appliances to include 4 ring ceramic hob, single electric oven with cooker hood, microwave, integrated fridge/freezer and washer/dryer.

Bedroom  
9' 9" x 8' 9" (2.97m x 2.67m)  
Double glazed window. Wood effect flooring.

Shower Room  
White suite comprising back to wall WC, vanity unit housing wash hand basin with drawer beneath and spacious walk-in shower featuring fully tiled surround with rain shower head and separate handheld shower. Tiled floor. extractor fan. Fitted wall mirror.

Agent Note  
Allocated parking space available for an additional £50 per month.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

## HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.