



Market Avenue, Wickford

Offers Over £215,000

- GARAGE IN NEARBY BLOCK
- 2 DOUBLE BEDROOMS
- KITCHEN 11'10 x 9'
- CLOSE TO STATION & TOWN CENTRE
- NO ONWARD CHAIN
- LOUNGE 15' x 15'
- BATHROOM AND UPDATED BOILER
- COMMUNAL GARDENS

SPACIOUS 2 BEDROOM SPLIT LEVEL APARTMENT WITH GARAGE IN NEARBY BLOCK. SPACIOUS LOUNGE 15' x 15', KITCHEN 11'10 X 9', BEDROOM 15' X 13'5, BEDROOM 13'6 X 9'6, BATHROOM, COMMUNAL GARDENS, NO ONWARD CHAIN. Situated close to Wickford's town centre and within minutes walk of Mainline Station is this spacious 2 bedroom split level apartment benefitting from garage in nearby block. The property benefits from spacious Lounge 15' x 15', Kitchen 11'10 x 9', 2 generous second floor bedrooms and bathroom. The property benefits from recently installed gas boiler, double glazed windows and is offered with the additional benefit of NO ONWARD CHAIN.



Council Tax Band: B



ENTRANCE HALL

Built-in external cupboard and stairs from hall to:

FIRST FLOOR LANDING

Double glazed window to front, Radiator.

KITCHEN

11'10 x 9'

Double glazed window to front. Radiator.

LOUNGE/DINER

15' x 15'

Double glazed window to rear. Radiator.

SECOND FLOOR LANDING

Access to loft.

BEDROOM 1

15' x 13'5 (max)

Double glazed window to rear with pleasant elevated views. Double Radiator. Over stairs cupboard. Coving to ceiling.

BEDROOM 2

13'6 x 9'6 (max)

Double glazed window to front. Double radiator. Coving to ceiling.

BATHROOM

7'10 x 5'2

Double glazed opaque window to front. 3 piece suite comprising low level W.C., wash hand basin and panel enclosed bath unit, double radiator and tiled surround.

COMMUNAL GARDENS

Lawned communal gardens to rear.

GARAGE IN BLOCK

We understand there is a garage in nearby block (subject to legal confirmation).

MINUTES WALK OF MAINLINE STATION

The property is minutes away from Wickford's Mainline Station.

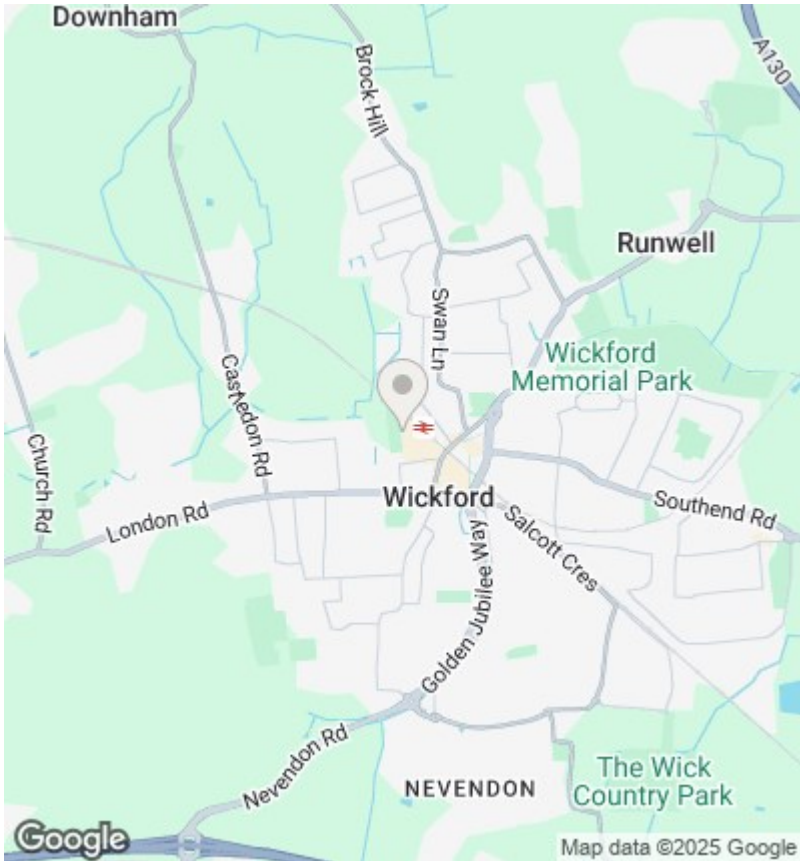
Lease Information

Annual ground rent - £10

Monthly service charge - £78

86 years remaining on the lease





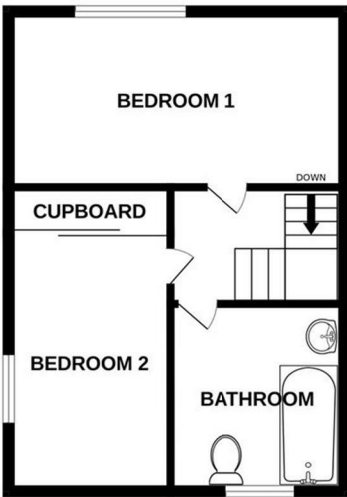
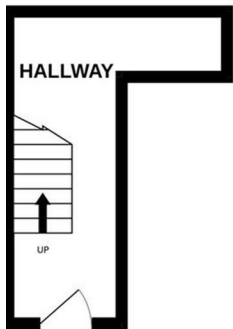
EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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	

GROUND FLOOR

1ST FLOOR

2ND FLOOR



This floor plan is for illustrated purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix ©2017
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