

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Mapleleaf Gardens, Essex
Asking Price £185,000

Cowling & Payne are delighted to offer for sale this well-presented one-bedroom apartment, situated within the popular Mapleleaf Gardens development in Wickford.

The property has recently undergone a programme of refurbishment, creating a fresh and modern home ready for its new owner to move straight into. Improvements include a newly fitted kitchen, 3 piece bathroom, new carpets and fresh décor throughout.

The accommodation comprises a welcoming entrance hall, a comfortable reception room providing a pleasant space to relax and dine, a newly fitted kitchen, a well-proportioned bedroom and a 3 piece bathroom with shower over bath.

The property is offered with a share of the freehold and benefits from an impressive lease of approximately 1,060 years, providing excellent long-term security. The vendor advises that the combined ground rent and service charge is currently £65 per calendar month.

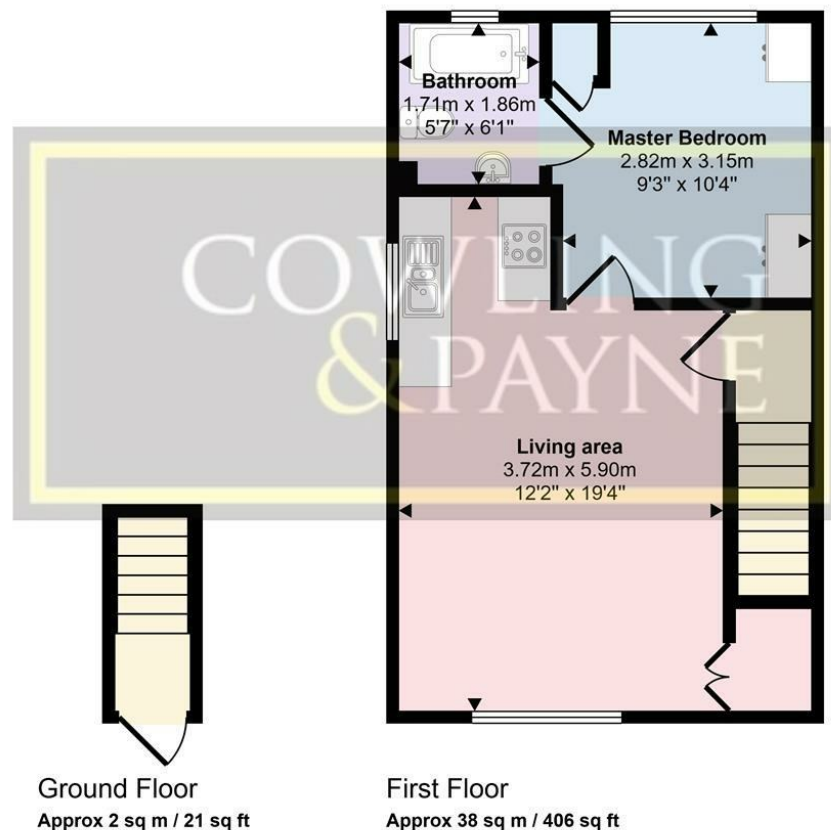
Ideally suited to first-time buyers, those looking to downsize or investors, this attractive apartment offers a fantastic opportunity to acquire a refurbished home in a convenient Wickford location.



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	

Approx Gross Internal Area
40 sq m / 426 sq ft



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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