



Church End Lane Runwell, Wickford, SS11 7DS Guide Price £90,000

| GUIDE PRICE £90,000 - £100,000 | No Onward Chain |

Cowling & Payne are delighted to offer for sale this one-bedroom retirement apartment, situated within the highly regarded Homeholly House development in the sought after area of Runwell. Offered with no onward chain, this apartment provides comfortable, low-maintenance living in a friendly and secure environment, exclusively for the over 60s.

The accommodation comprises a welcoming entrance hall with useful storage cupboard, a generous lounge/dining room providing ample space to relax, a fitted kitchen, a double bedroom with fitted wardrobes, and a shower room.

Homeholly House benefits from a range of excellent communal facilities including a residents' lounge, laundry room, beautifully maintained communal gardens and residents' parking. For the added peace of mind there is an on site development Manager and for the periods when the manager is off duty, there is a 24 hour emergency Appello call system.

Ideally located on Church End Lane, the development offers easy access to local shops, amenities and transport links, with Wickford High Street and mainline railway station just a short distance away, providing regular services into London Liverpool Street.

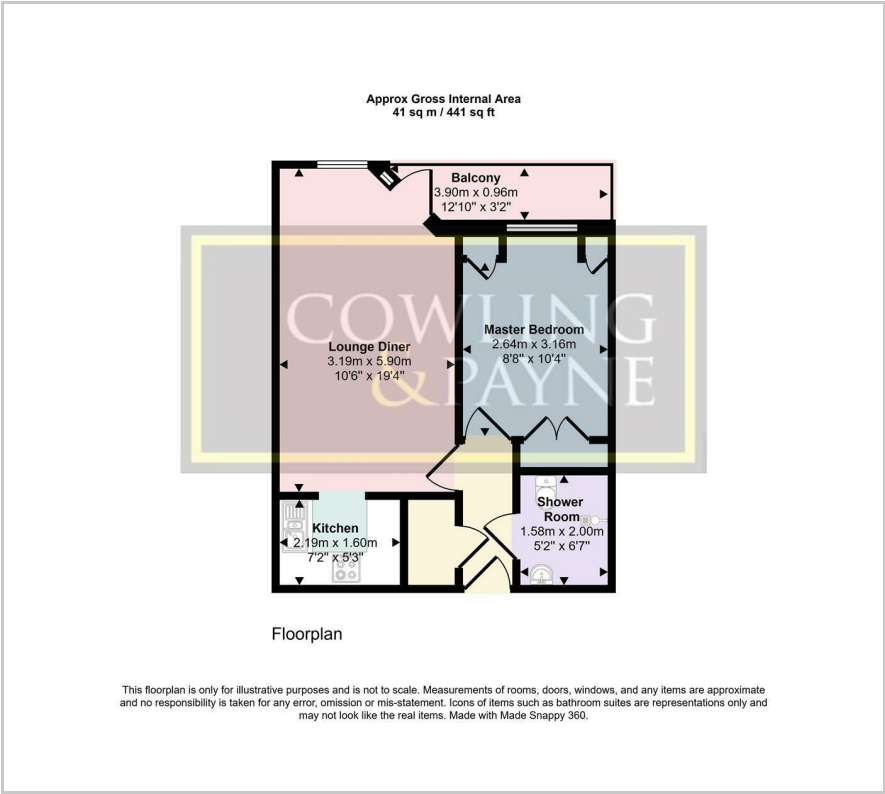
- Guide Price £90,000 - £100,000
- Offered for sale with no onward chain
- One bedroom retirement apartment for the over 60s
- Residents parking available
- Local bus stops nearby
- Residents lounge, laundry room and well maintained communal gardens
- Service charge - £2800 PA
- Ground Rent - £440 PA
- Council tax - B - Chelmsford
- Energy Performance Certificate - C

Viewing

Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.



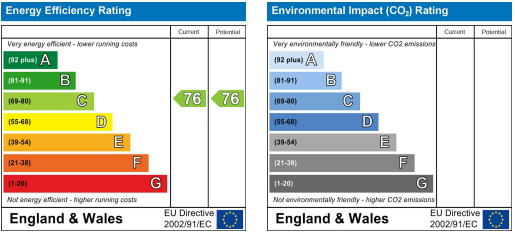
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.