

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Mahdeen Court, Wickford  
£1,400 Per Month

\*CPO9491 ONLINE ENQUIRIES ONLY\*\* COWLING AND PAYNE ARE DELIGHTED TO OFFER THIS SPACIOUS TWO-BEDROOM MAISONETTE

THE PROPERTY HAS BEEN NEWLY DECORATED THROUGHOUT AND BENEFITS FROM BRAND NEW CARPETS, CREATING A FRESH AND MODERN FEEL READY FOR IMMEDIATE OCCUPATION.

THE ACCOMMODATION COMPRISES A GENEROUS SIZED LIVING ROOM, A CONTEMPORARY FITTED KITCHEN WITH SOME APPLIANCES, TWO BEDROOMS AND AS WELL AS A CONTEMPORARY BATHROOM, ALL PRESENTED TO A HIGH STANDARD.

THE PROPERTY FURTHER BENEFIT FROM A SINGLE PARKING SPACE COVERED BY A CARPORT WHICH IS LOCATED WITHIN A PRIVATE ELECTRIC GATED CAR PARK

CONVENIENTLY SITUATED WITHIN MINUTES' WALK WICKFORD TOWN CENTRE, LOCAL SHOPS, AMENITIES AND TRANSPORT LINKS, INCLUDING WICKFORD RAILWAY STATION WITH DIRECT SERVICES INTO LONDON LIVERPOOL STREET, THE PROPERTY IS PERFECTLY POSITIONED FOR COMMUTERS AND THOSE SEEKING EVERYDAY CONVENIENCE.

EPC RATED 'C'  
COUNCIL TAX BAND 'C'  
AVAILBALE NOW



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

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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

PRIVATE FRONT DOOR ENTRANCE

FIRST FLOOR LANDING

HALLWAY

BEDROOM

BEDROOM

BATHROOM

KITCHEN

LOUNGE/DINER

GATED CAR PARK - ALLOCATED PARKING

CHAIN FREE

Disclaimer

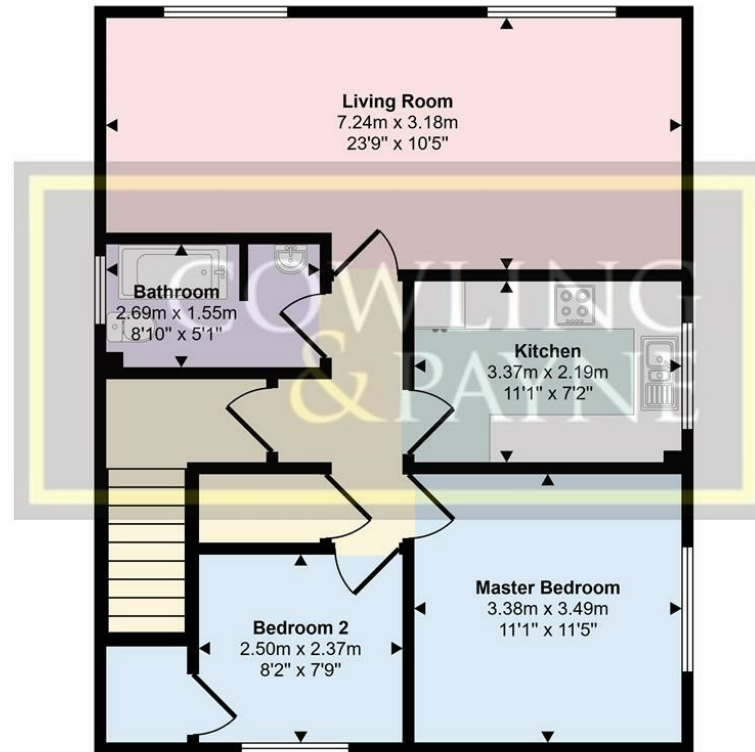
Whilst we make enquiries with the Seller to ensure the information provided is accurate,

Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

Approx Gross Internal Area  
66 sq m / 709 sq ft



Floorplan

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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