

Evergreen Court, Grange Avenue, Wickford, Essex, SS12 0NQ

1 bedroom first floor flat / Guide Price £160,000 - £170,000 / t. 01702 555888

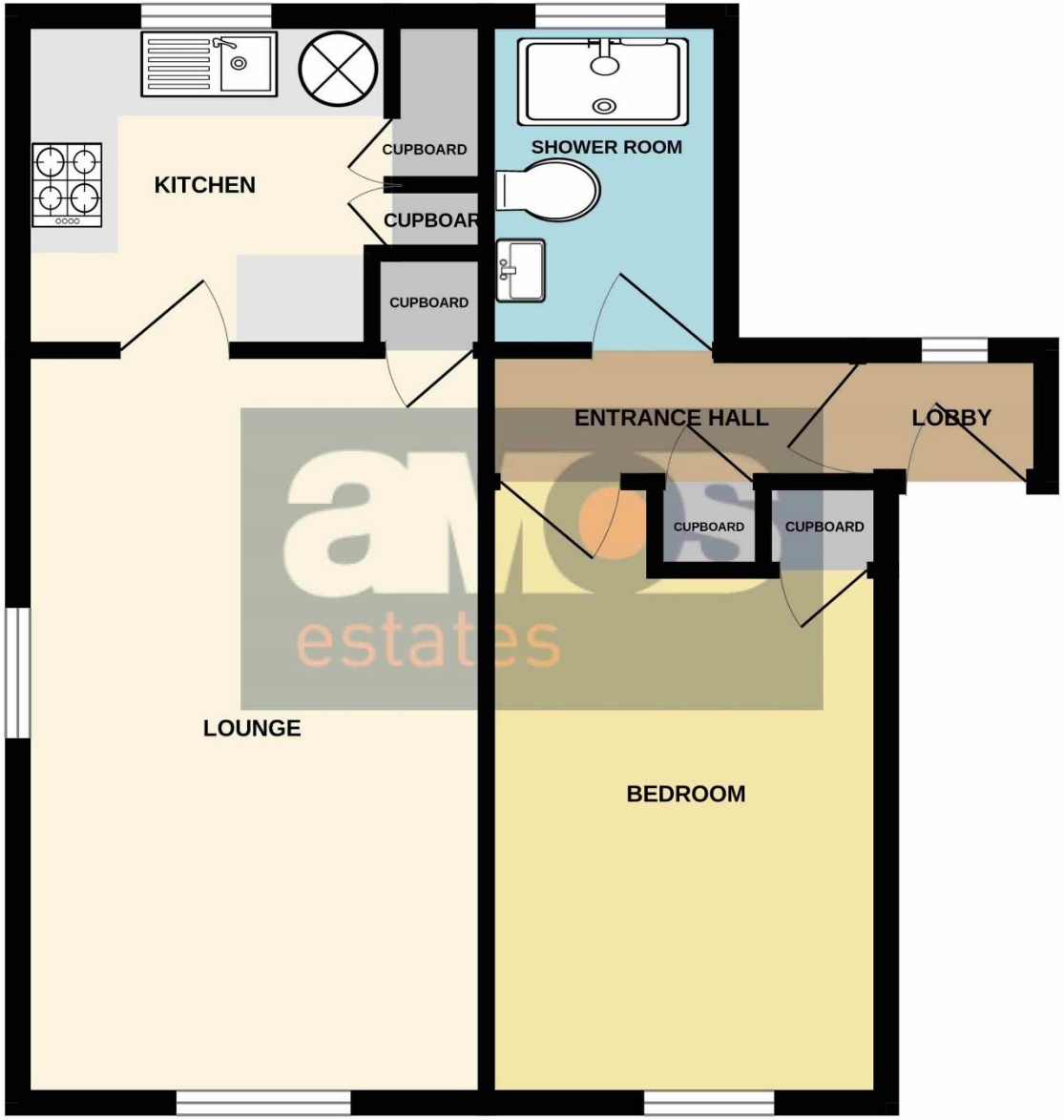
We welcome to the market this well presented and generously proportioned one bedroom first floor flat, ideally situated within this popular development in the heart of Wickford.
The accommodation comprises good size lounge/diner, well fitted kitchen, double bedroom and modern shower room. Further benefits include residents' parking, well maintained communal gardens and a useful external storage unit, together with reasonable annual service charges.

Conveniently located, the property is just a short distance from Wickford town centre, with its excellent selection of shops, amenities and supermarkets. The property also enjoys superb transport links, with Wickford mainline railway station nearby providing direct services into London Liverpool Street and major trunk roads within easy reach.
An excellent opportunity for first-time buyers or investors – don't miss out! Call now to arrange your viewing.

Find us on

FIRST FLOOR APARTMENT

A space to call home.







Highlights

/ Ample Communal Parking

/ Gas Central Heating

/ Close To Transport Links

/ Council Tax Band - B

/ Modern Shower Room

/ Communal Gardens

/ Walking Distance To High Street & Mainline Train Station

/ Ideal First Time Or Investment Purchase

/ EPC On Order

Communal entrance door to:

**Communal Entrance Hall **
Stairs to first floor, entrance door to:

**Lobby **
Double glazed window to front, fitted carpet, entrance door to:

**Entrance Hall **
Fitted carpet, storage cupboard, radiator, power points, textured ceiling, doors off.

**Lounge 17'3 x 10'8 (5.26m x 3.25m) **
Double glazed window to rear, double glazed window to side, fitted carpet, radiator, power points, textured and coved ceiling, airing cupboard, door to:

**Kitchen 8'8 x 7'8 (2.64m x2.34m) **
Double glazed window to front, fitted units to eye and base level, roll edge work surfaces with tiled splash backs and cupboards and drawers under, stainless steel sink and drainer unit, integrated electric oven with gas hob and extractor above, space and plumbing for washing machine, breakfast bar area, power points, radiator, large double pantry cupboard, part tiled walls, vinyl flooring, textured ceiling, wall mounted combi boiler (installed in 2023).

**Bedroom 13'8 plus door recess x 9'2 (4.17m plus door recess x 2.79m) **
Double glazed window to rear, fitted carpet, radiator, storage cupboard, power points, textured and coved ceiling.

**Shower Room **
Obscure double glazed window to front, large tiled walk in shower with Mira waterfall shower, wall mounted wash basin with tiled splash back, integrated push button flush WC, vinyl flooring, wall mounted mirrored unit, radiator.

**Outside **
Externally there is a large communal garden area with two outside drying areas and communal bin areas, plus a large communal car park. There is also a private lockable unit that can be used as storage.

**Lease Information **
Agents Note: We understand that a 125 year lease commenced in 1988. Ground rent and service charges are currently approximately £125 per month, and includes the buildings insurance.

Council Tax Band B











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Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosestates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosestates.com

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