



COWLING

Ramsden Court , Wickford, SS12 9FT Asking Price £250,000

Cowling & Payne are delighted to market this, GROUND FLOOR, TWO BEDROOM, TWO BATHROOM apartment, situated in the popular Ramsden Court and within close proximity to Wickford High Street & Railway Station.

Entering into the property you will be delighted to find features such as, two spacious bedrooms with the master benefiting from mirrored wardrobes & a shower en suite. Other benefits include a fitted 3 piece bathroom & a spacious lounge/kitchen/diner with patio doors leading out onto a private balcony. The kitchen consists of gloss units, integrated appliances including a fridge freezer, washing machine & dishwasher.

Lastly, the property has a video security buzzer entry system which is linked up to the phone system in the property to ensure security and safety. Once through to main entrance, a second door is then controlled via fob to then get to the corridor areas, once again ensuring that safety and security is maintained.

This property also offers an allocated parking space, along with several visitor bays for the block.

Location wise Wickford High Street & Wickford Railway Station (London Liverpool Street) can be found within a short walk away. The car park has a bridge which leads onto Wick Drive, which is only

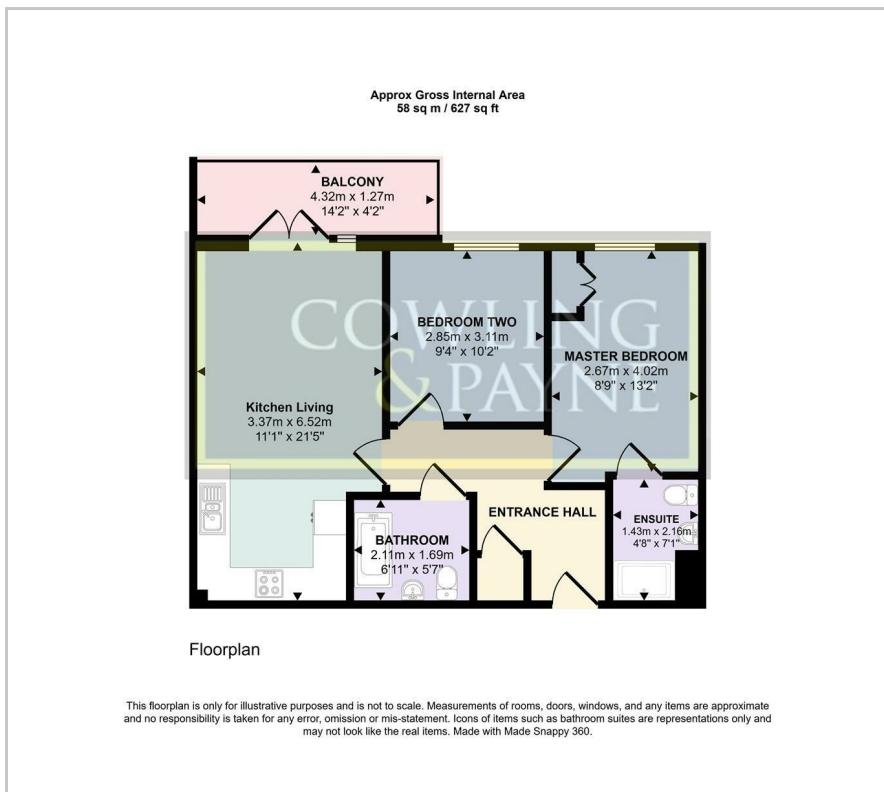
- TWO BEDROOM GROUND FLOOR APARTMENT
- SHOWER EN SUITE TO MASTER BEDROOM
- CLOSE PROXIMITY TO WICKFORD HIGH STREET & RAILWAY STATION
- SECURE ENTRY BUZZER SYSTEM WITH VIDEO
- FOB ENTRY ONCE THROUGH THE COMMUNAL DOORWAY TO ENSURE SECURITY & SAFETY
- BALCONY
- 3 PIECE BATHROOM
- ALLOCATED PARKING & VISITOR PARKING
- EPC - C
- COUNCIL TAX BAND - C - BASILDON

Viewing

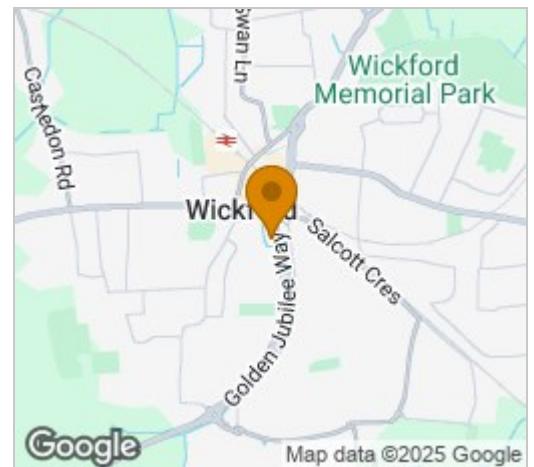
Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	
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