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ASPIRE



Baines Place, Wickford Guide price £240,000

ST LUKE'S PARK DEVELOPMENT – STYLISH TOP-FLOOR ONE-BEDROOM APARTMENT WITH LOFT SPACE, OPEN-PLAN LIVING, ALLOCATED PARKING & LONG LEASE – GUIDE PRICE £240,000–£250,000

Set within the highly sought-after St. Luke's Park development in Runwell, this beautifully presented top-floor apartment offers a fantastic blend of style, space and practicality perfect for modern living.

The property welcomes you with a bright entrance hall featuring a generous built-in storage cupboard, setting the tone for the well-designed accommodation throughout. The spacious double bedroom provides ample room for wardrobes and additional furnishings, while the contemporary bathroom is finished to a high standard, creating a sleek and relaxing space.

The true highlight of this home is the impressive open-plan living area. Thoughtfully designed, the lounge, dining and kitchen space flows effortlessly, making it ideal for both everyday living and entertaining. The kitchen is fitted with a full range of integrated appliances, stylish cabinetry and quality Amtico flooring, which continues seamlessly through the living space for a cohesive, modern feel.

An added bonus is the loft space, perfect for storage.

Further benefits include double glazing, gas central heating, allocated parking, a long lease and reasonable service charges, all contributing to the property's strong appeal.

Location

St. Luke's Park is one of Wickford's most desirable developments, known for its attractive surroundings and welcoming community. A short drive takes you to Wickford High Street, where you'll find a variety of shops, cafés and everyday amenities, along with Wickford railway station offering direct links to London Liverpool Street—ideal for commuters. The area also boasts nearby green spaces, well-regarded schools and excellent road connections via the A127 and A130.

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Entrance Hall

Storage

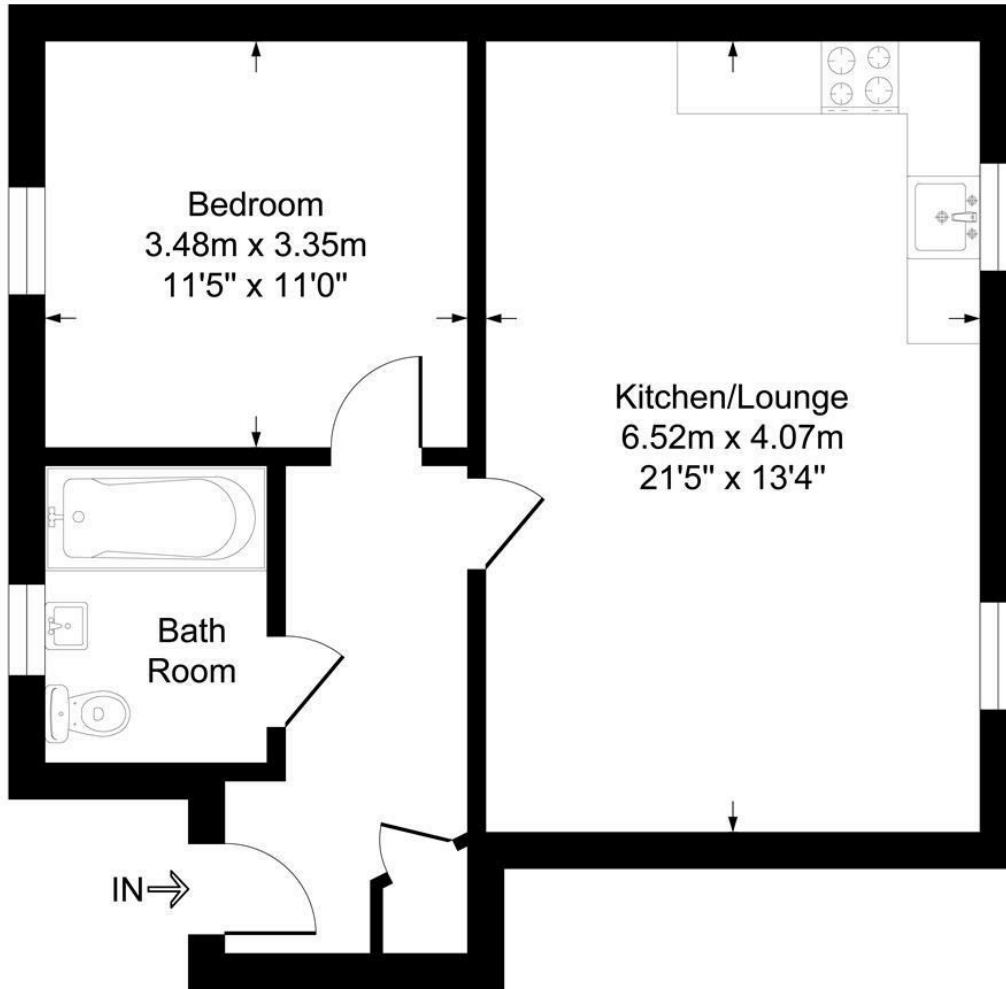
Bathroom

Bedroom

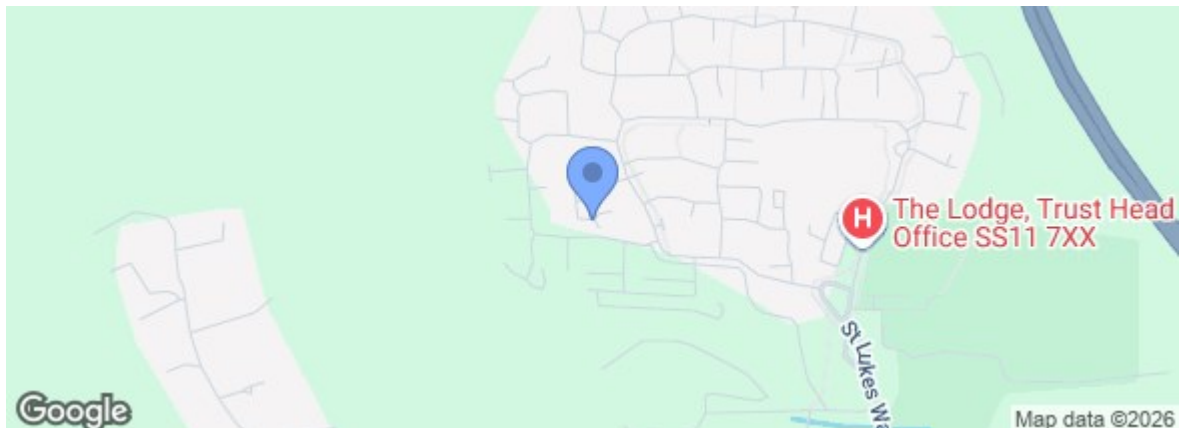
Open Plan Lounge/Dining/Kitchen

Baines Place

Approximate Gross Internal Floor Area = 51.3 sq m / 553 sq ft



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	



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