

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Napier Crescent, Wickford
Asking Price £200,000

NEW-TO-THE-MARKET TURN-KEY PROPERTY/VIEWING RECOMMENDED

Cowling & Payne bring to the market this ground floor, one bedroom maisonette which, having undergone recent refurbishment, is offered in excellent condition, with no onward chain.

Occupying a desirable position within the highly sought-after Wick Meadows development, this well maintained property offers a spacious accommodation with its own front door, making it an ideal purchase for first-time buyers, professionals or downsizers.

The welcoming entrance leads through to a bright and generously proportioned living room, creating the perfect setting for both everyday living and entertaining. The contemporary kitchen, containing a 4-zone induction hob, washer/dryer and fridge/freezer, has been thoughtfully designed to maximize both storage and workspace while maintaining a clean, modern finish. A wc/cloakroom is located off the entrance hall.

The double bedroom offers a peaceful retreat with ample space for additional furniture. The 2-piece bathroom features an over-bath electric shower. Premium dMEV ceiling extractor fans are fitted in both the bathroom & wc.

Solid wood internal doors and SMART electric panel heaters (Wi-fi/Alexa enabled) are fitted throughout.

Externally, the property benefits from allocated parking together with well-maintained communal surroundings, further enhancing its appeal.

Ideally located within easy reach of Wickford town centre, local amenities, and transport links, (including Wickford railway station with services into London Liverpool Street), this property combines convenience with comfortable living. A medical centre, Boots pharmacy, Community centre & Tesco Express can be found just a short walk away. The property is also well positioned for local bus routes.



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	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	EU Directive 2002/91/EC

Entrance

Lounge Diner 10'9" x 12'11"

Kitchen 8'2" x 6'11"

Master Bedroom 11'2" x 11'4"

Bathroom 4'11" x 5'4"

WC

Front Exterior

Disclaimer

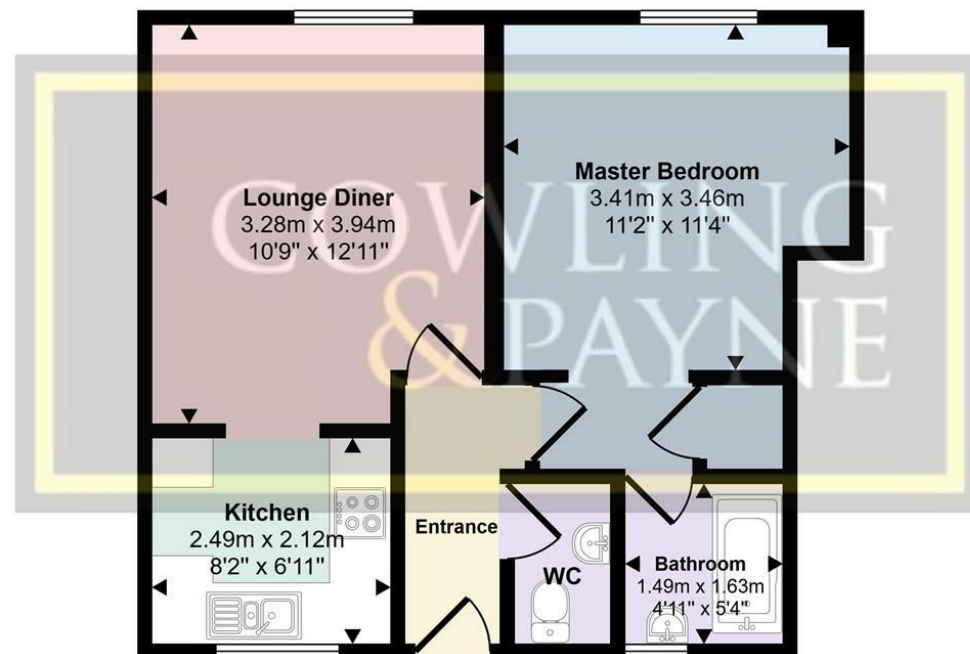
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based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. Internal images with furniture in have been AI generated to show an impression of the room for listing purposes.

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
40 sq m / 434 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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