

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Market Avenue, Wickford
Asking Price £185,000

Situated within the popular Market Avenue development, this well presented, one bedroom second floor apartment offers modern, low-maintenance living in the heart of Wickford, just a short distance from the High Street and mainline railway station, providing direct links into London Liverpool Street.

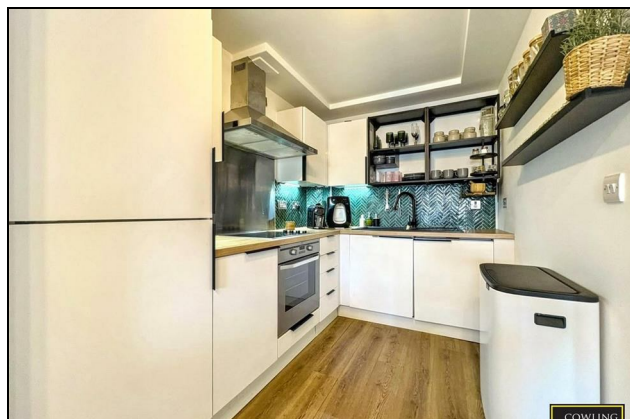
Offered to the market chain free, the property is ideal for first time buyers, commuters, investors or those looking to downsize.

The accommodation comprises a welcoming entrance hallway with a useful storage cupboard, a bright and spacious open lounge/kitchen/diner with French doors opening onto a Juliet balcony, a generous double bedroom with built-in wardrobe space, and a modern three piece bathroom suite. The accommodation also benefits from underfloor heating throughout the apartment other than the entrance hallway.

Residents benefit from a secure communal entrance with video/buzzer entry system, as well as both a lift and staircase providing access to all floors, making the apartment easily accessible.

Conveniently positioned within walking distance of local shops, cafés, restaurants and excellent transport links, this property offers a fantastic opportunity to purchase a modern apartment in a highly sought after central location.

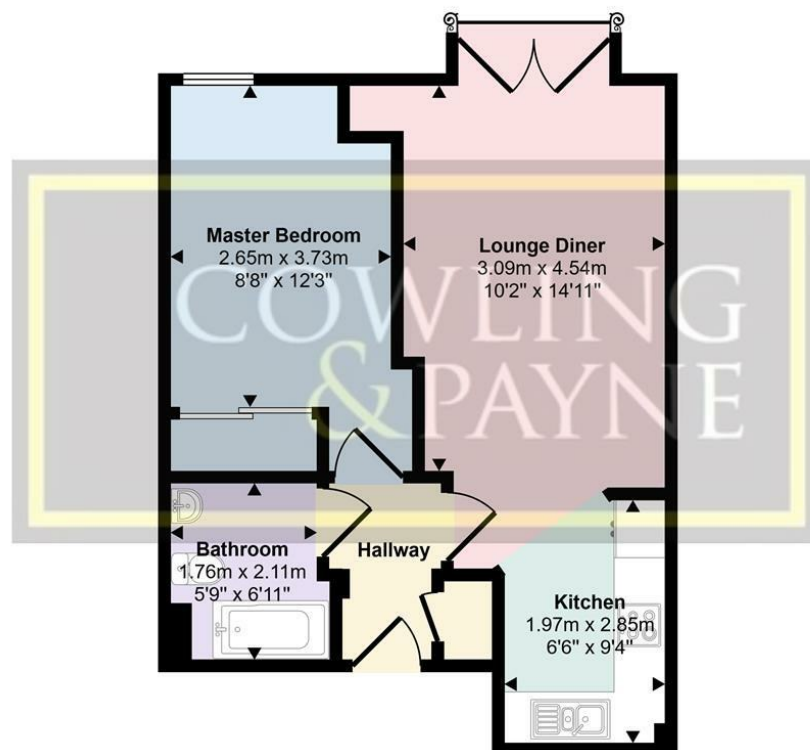
The vendor has advised that the annual service charge is approximately £1,153.05, with an annual ground rent of £100.00.



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	

Approx Gross Internal Area
43 sq m / 459 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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