



GUIDE PRICE £190,000 - £200,000! Bear Estate Agents are thrilled to bring to the market this incredibly well cared for, GROUND FLOOR, ONE bedroom flat, located in a quaint block. Bridge Road is a quiet road located in Shotgate, Wickford, within a short walk of local shops, local schools and bus routes. The flat is also only a 1.2 mile walk from Wickford High Street which boasts an array of shops services and food outlets! The town centre is also host to Wickford Railway Station, which conveniently provides access to London Liverpool Street and Stratford in 40 and 35 minutes respectively. The A127, A13 and A130 are also all minutes away by car, perfect for those that commute by car.

- GUIDE PRICE £190,000 - £200,000
- Walking Distance to Local Shops (Tesco Parade)
- 1.2 miles to Wickford High Street
- 1.2 miles to Wickford Railway Station
- Lounge (12'3 x 12'4)
- Kitchen (9'10 x 9'5) max
- Bedroom (10'2 x 12'4)
- Three-Piece Bathroom Suite
- Allocated Parking Space
- Long Lease: 130 years remaining

## Bridge Road

Wickford

**£190,000**

Guide Price



# Bridge Road



The block of flats begins with a security door and an entrance phone for access, this then leads to the front door of the flat which open into a large entrance hall. The lounge to the flat is a great size, measuring 12'3 x 12'4 and boasting a large window which keeps the rooms bright with natural light through the day. The kitchen is adjoined and measures 9'10 x 9'5 at maximum dimension, offering plenty of cupboard and surface space. The bedroom measures 10'2 x 14'4 and comfortably fits a double bed and accompanying furniture. The bathroom is a modern three-piece suite comprised of shower over bath, toilet and sink. The layout is completed by a large storage cupboard, located in the entrance hall.

The home is also sold with an allocated parking space and there is plenty of on-street parking available for visitors.

We highly recommend viewing this flat to see all that is on offer, so call us today to book an appointment!

Council Tax Band: B (£1670.13)

Lease Length: 130 years

Ground Rent: £200 per year

Service Charge: £125 per month

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

**GUIDE PRICE £190,000 - £200,000**

**Walking Distance to Local Shops (Tesco Parade)**

**1.2 miles to Wickford High Street**

**1.2 miles to Wickford Railway Station**

**Entrance Hall**

**Lounge (12'3 x 12'4)**

**Kitchen (9'10 x 9'5) max**

**Bedroom (10'2 x 12'4)**

**Three-Piece Bathroom Suite**

**Large Storage Cupboard**

**Allocated Parking Space**

**Long Lease: 130 years remaining**

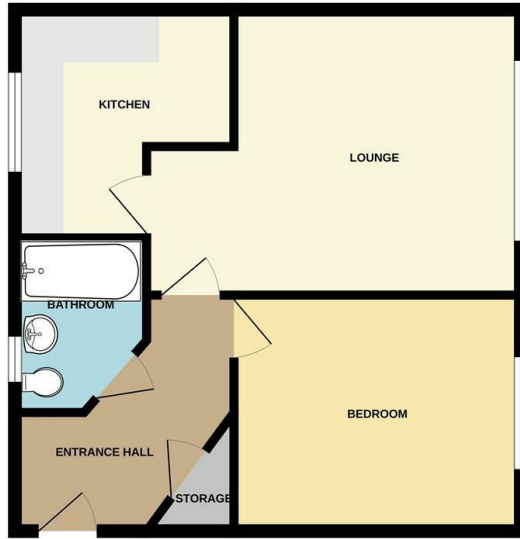
**Ground Rent: £200 per annum**

**Service Charge: £125 per month**



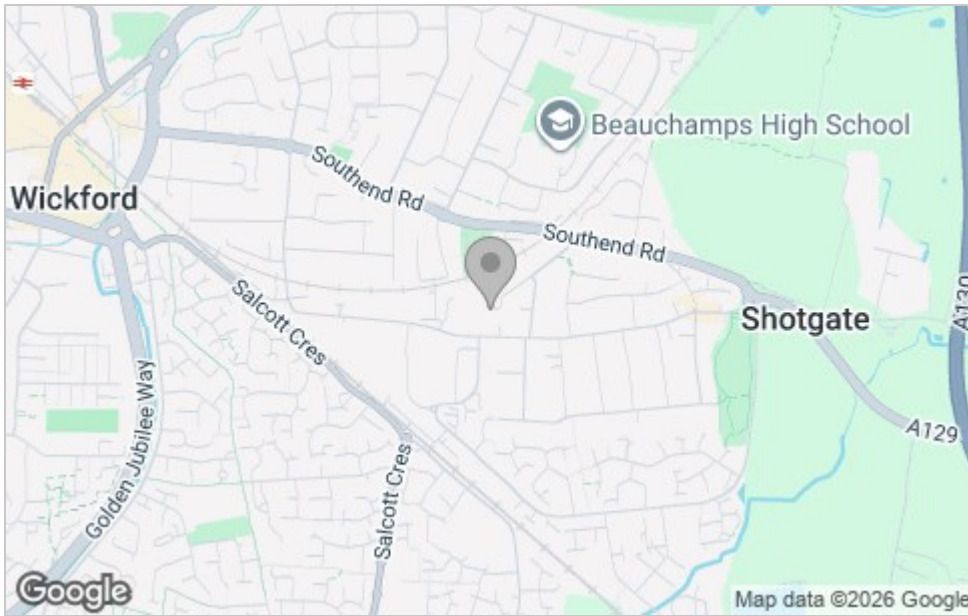
# Floor Plan

GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA- 487 sq.ft. (45.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plans, sections, views and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
Made with [HomePlan](#).

# Area Map



# Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

