



## Smollett Place, Wickford

£250,000



- Spacious and beautifully presented two-bedroom ground floor flat
- Stunning open-plan lounge/diner/kitchen — the social heart of the home
- Generous living accommodation ideal for entertaining and relaxing
- Well-maintained throughout with move-in-ready appeal
- Two versatile bedrooms perfect for sleeping, working or dressing rooms
- Allocated parking space included for stress-free convenience
- No onward chain for a smoother, faster purchase
- Long 101-year lease offering excellent peace of mind
- Efficient gas central heating for year-round comfort
- Fantastic opportunity for first-time buyers, investors or downsizers alike



## **Stylish, spacious and move-in ready, this two-bedroom ground floor flat offers open-plan living, allocated parking, gas central heating, 101-year lease. No onward chain convenience.**

This spacious and beautifully presented two-bedroom ground floor flat delivers stylish, easy living with the perfect blend of comfort, convenience and “wait... this is actually affordable?”

At the heart of the home is the standout open-plan lounge/diner/kitchen — a sociable, spacious hub designed for modern life. Whether you’re hosting bottomless brunches, pretending to work from home while watching daytime TV, or showing off your air fryer skills to impressed friends, this space absolutely delivers. Light-filled, welcoming and effortlessly practical, it’s the type of room where everyone naturally gathers.

Both bedrooms offer generous proportions, making them ideal for peaceful retreats, guest space, home offices or even that “walk-in wardrobe” dream you keep talking about on TikTok. The property is well presented throughout, meaning you can move straight in without needing to survive six months of DIY chaos and takeaway dust.

Outside, you’ll enjoy the luxury of allocated parking — because circling the block 17 times after work is not the vibe. Add to that gas central heating, a healthy 101-year lease, the enticing “no onward chain”, and suddenly your property wish list starts looking suspiciously complete.

Perfect for first-time buyers, downsizers, savvy investors or anyone upgrading from “tiny flat with questionable neighbours,” Smollett Place offers a lifestyle that feels relaxed, connected and refreshingly low-maintenance.



**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/6-smollett-place-wickford-ss12-9se/5322308>

Annual Service Charge: £2,000

Annual Ground Rent: £200.00

Length of Lease: 101 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



