



SWAN COURT SWAN LANE

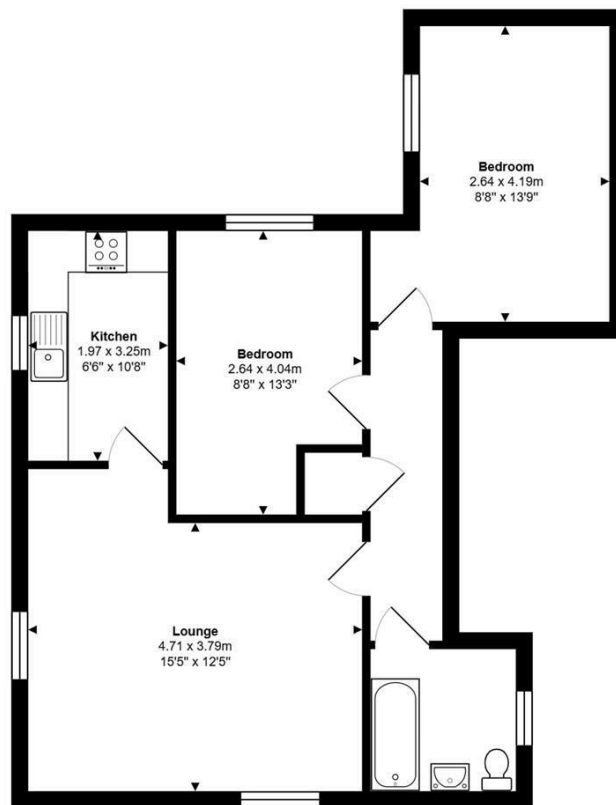
WICKFORD, SS11 7DL

£200,000
LEASEHOLD

This well-proportioned two-bedroom purpose-built apartment, occupying the second floor of Swan Court and providing approximately 637 sq ft of internal accommodation. With two double bedrooms, off-street parking and excellent access to Wickford Station, the property would make an ideal first-time purchase, investment or convenient home for commuters.

The accommodation comprises a generous lounge with ample space for both seating and dining, a separate fitted kitchen, two well-sized double bedrooms and a three-piece bathroom. A central entrance hall connects the rooms, while windows on several sides provide the apartment with plenty of natural light. Further benefits include a practical layout, good storage potential and residents' off-street parking.

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Total Area: 59.2 m² ... 637 ft²

Measurements are approximate for illustrative purposes only and may have been taken from the widest area
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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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