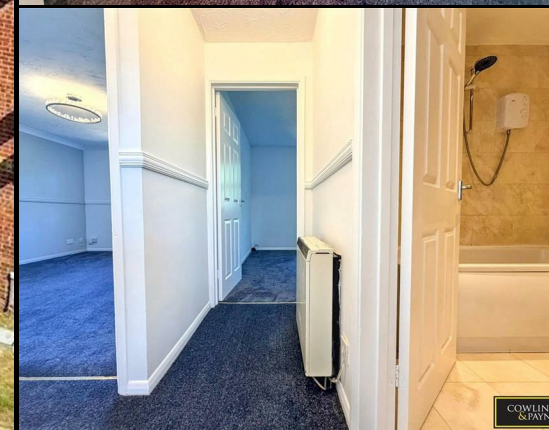


RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Chestnut House, Wickford
Asking Price £180,000

Cowling & Payne are delighted to bring to the market this well presented ONE BEDROOM FIRST FLOOR APARTMENT, situated within the popular Chestnut House development on Hillwood Grove, Wickford.

Offered to the market CHAIN FREE, this lovely apartment is an ideal opportunity for a first-time buyer, downsizer or investor looking for a well maintained property in a convenient location.

The accommodation is presented in a good condition throughout and offers a comfortable and practical layout, with a double bedroom, kitchen, spacious living room & 3 piece bathroom.

The apartment further benefits from allocated parking and secure entry access, providing both convenience and peace of mind.

Ideally located within easy reach of Wickford town centre, local amenities, and mainline railway station, the property is perfectly positioned for commuters and those seeking excellent transport links. The development also benefits from well-maintained communal areas and a pleasant residential setting.

With a long lease of 119 years and chain free status, this apartment represents a fantastic opportunity to secure a home in a sought-after Wickford location. Early viewing is highly recommended.



Entrance hall

Living Room 11'8" x 15'11"

Kitchen 10'4" x 7'3"

Bathroom 7'3" x 6'9"

Bedroom 10'7" x 9'9"

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are 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.

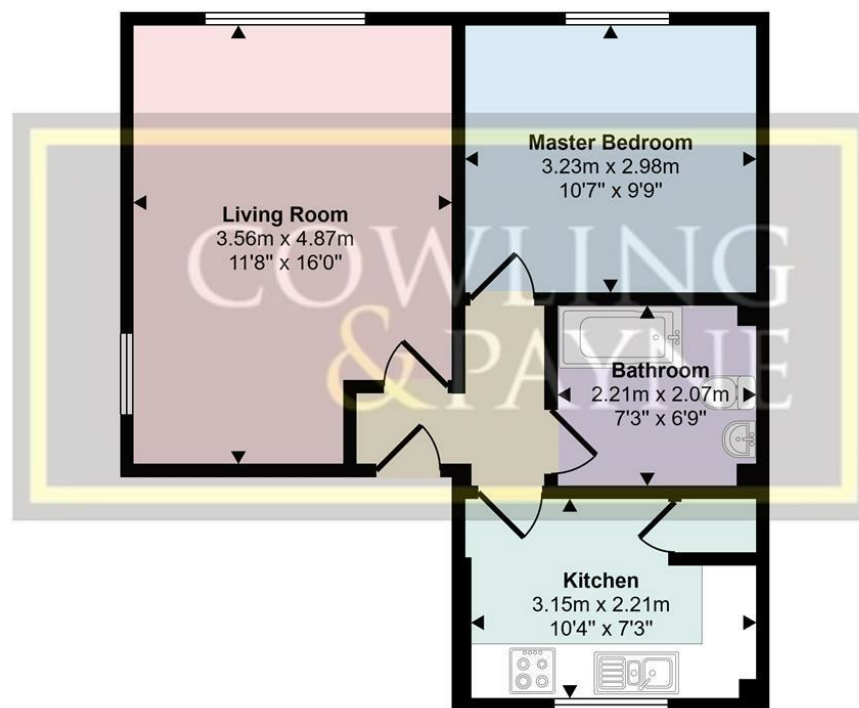
Money Laundering Regulations

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.

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
42 sq m / 456 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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