

# bear

*Estate Agents*



\* £240,000 - £250,000 \*NO ONWARD CHAIN! Bear Estate Agents are thrilled to bring to the market this highly spacious, TWO bedroom, TOP FLOOR (2nd Floor) flat. Browning Drive is a sought after block of flats, tucked away at the end of a quiet cul-de-sac, within walking distance of local shops (Co-op parade and M&S), local schools, and popular bus routes. The home also finds itself 1 mile from Wickford High Street which boasts a wide array of shops, services and food outlets to be enjoyed. Wickford Town Centre is also host to Wickford Railway Station which helpfully connects London Liverpool Street and Stratford in 40 and 35 minutes respectively on the Greater Anglia service. Finally, the road links from Wickford are incredible, with the A127, A130, A13, A12 and M25 all reachable in minutes!

- NO ONWARD CHAIN!
- 1.2 Mile to Wickford Railway Station
- Top Floor (2nd Floor)
- Two Double Bedrooms
- Allocated Parking Space
- 1 Mile to Wickford High Street
- Walking Distance to Shops and Schools
- Two Bathrooms
- Boiler Fitted 2022, 6 Years Remaining on Warranty
- Plenty of Visitor Parking

## Browning Drive

Wickford

**£240,000**

Price Guide



# Browning Drive



This block at Browning Drive begins with a secure front door, accessed via entrance phone, and this flat is found on the top floor. Once through the front door to the home, you are greeted by an inviting entrance hall which sits at the heart of the property and provides access to all rooms.

The lounge measures an impressive 14'7 x 13'0 and boasts a large window and a set of French doors that open onto a Juliet balcony. The kitchen measures 8'0 x 9'0 and offers ample cupboard and surface space, benefitting further from under-floor heating.

Both bedrooms comfortably fit a king size bed! Bedroom 1 measures 10'6 x 10'10 and boasts an adjoining en-suite which is comprised of walk-in shower, toilet and sink. Bedroom 2 is even larger, offering 10'5 x 12'3 of space! There is also a three-piece family bathroom which is comprised of shower over bath, toilet and sink.

There are also two large storage cupboards, one of which hosts a combi boiler which was fitted in 2022 and remains under warranty for a further 6 years. There is also a loft which is partially boarded for further storage.

Outside the block is an allocated parking space and an abundance of visitor parking.

This home is being sold with no onward chain and we highly recommend viewing at the earliest convenience. Call us today to organise an appointment.

Council Tax Band: C (£1908.72)

Lease Length: 99 years remaining  
Ground Rent: £164 per annum  
Service Charge: £1392 per annum

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 £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

## **NO ONWARD CHAIN!**

### **Quiet Cul-de-sac**

### **1 Mile to Wickford High Street**

### **1.2 Mile to Wickford Railway Station**

### **Walking Distance to Shops and Schools**

### **Top Floor (2nd Floor)**

### **Lounge (14'7 x 13'0)**

### **Kitchen (8'0 x 9'0)**

### **Bedroom 1 (10'6 x 11'10)**

### **Three-Piece En-Suite**

### **Bedroom 2 (10'5 x 12'3)**

### **Three-Piece Bathroom Suite**

### **Two Storage Cupboards**

### **Partially Boarded Loft**

### **Boiler Fitted 2022, 6 Years Remaining on Warranty**

### **Allocated Parking Space**

### **Plenty of Visitor Parking**

### **Lease Length: 99 Years Remaining**

### **Ground Rent: £164 per annum**

### **Service Charge: £1392 per annum**



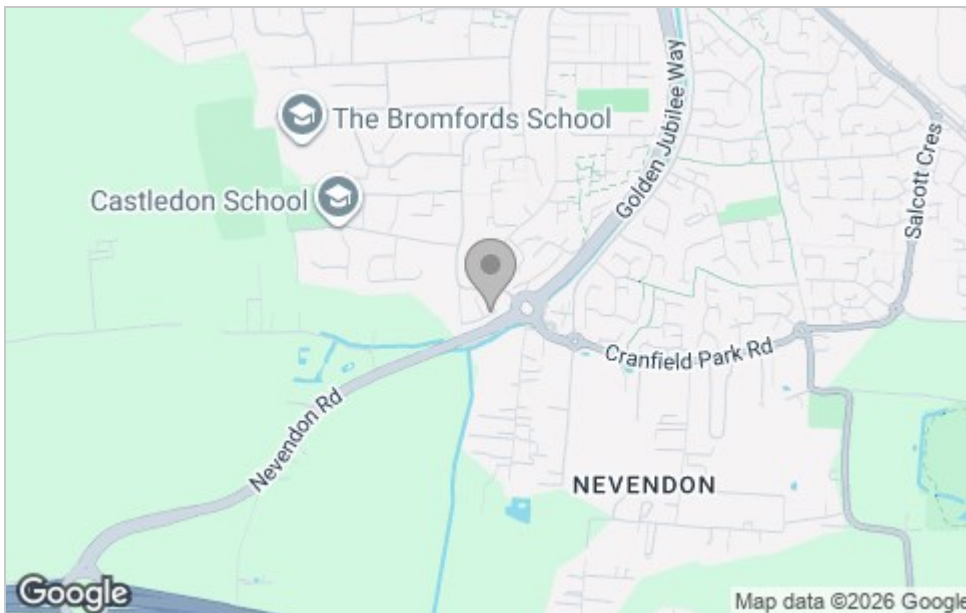
## Floor Plan

2ND FLOOR (TOP FLOOR)  
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq ft. (62.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 here are not meant to be and no guarantee as to their availability or efficiency can be given.  
Mark and Thomas Collins

## 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

