

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Mahdeen Court, Wickford
Guide Price £260,000

This well presented, two bedroom maisonette has been recently refreshed throughout and offers a bright & spacious accommodation throughout, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

The property has been newly painted and benefits from brand new carpets, creating a fresh and modern feel ready for immediate occupation. The accommodation comprises a generous living room measuring approx 23ft, fitted kitchen, two well proportioned bedrooms and a bathroom, all presented in excellent decorative order.

Conveniently situated within easy reach of Wickford town centre, local shops, amenities and transport links, including Wickford railway station with direct services into London Liverpool Street, the property is perfectly positioned for commuters and those seeking everyday convenience.

Offering comfortable, move-in-ready accommodation in a desirable location, early viewing is highly recommended.



PRIVATE FRONT DOOR ENTRANCE

FIRST FLOOR LANDING

HALLWAY

BEDROOM

BEDROOM

BATHROOM

KITCHEN

LOUNGE/DINER

GATED CAR PARK - ALLOCATED PARKING

CHAIN FREE

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.

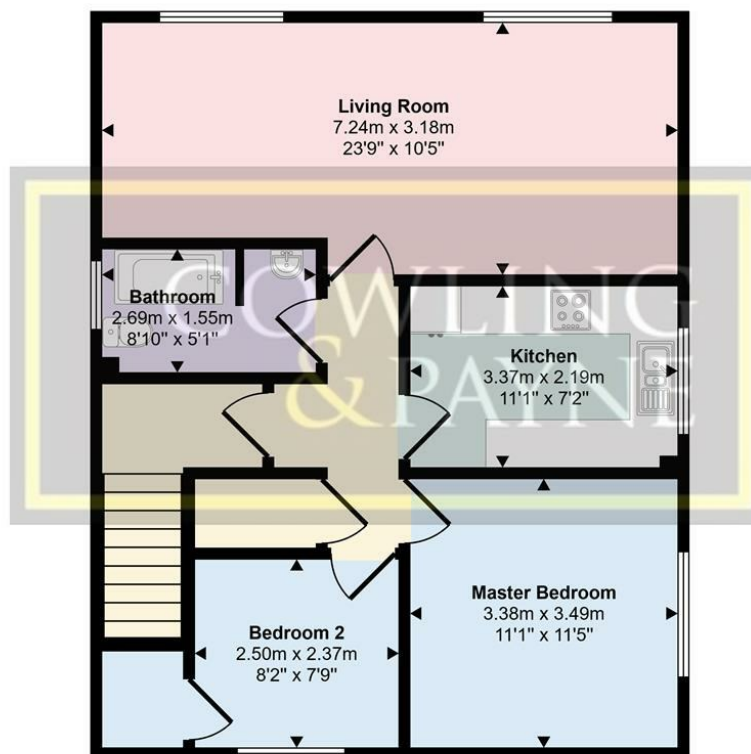
Money Laundering Regulations

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
66 sq m / 709 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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