

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Broxted End, Wickford  
Offers in excess of £135,000

Cowling and Payne are delighted to offer this very well presented one bedroom ground floor apartment situated on the popular Wick Meadows development and within walking distance to Wickford high street and railway station. The accommodation comprises of a modern fitted kitchen, lounge, good sized bedroom with built in wardrobes, and bathroom w/ c. The property benefits from a long lease and no service charges. Ideal for Investors of a First Time Buyer.

**Entrance/Lounge 13'6 x 11'3 (max) (4.11m x 3.43m (max))**

Obscure double glazed door, double glazed window to front, coving to ceiling, radiator



**Kitchen 9'11 x 5'6 (3.02m x 1.68m)**

Double glazed door to garden, coving to ceiling, radiator, range of base and eye level kitchen units with worktops, Worcester boiler, electric oven and hob, single drainer sink, integrated washing machine, extractor fan, partly tiled walls,

fridge, laminate flooring



**Hallway**

Under stairs storage, storage cupboard

**Bedroom One 9'0 x 9'11 (2.74m x 3.02m)**

Double glazed window to rear, coving to ceiling, entrance to wardrobe, radiator



**Bathroom**

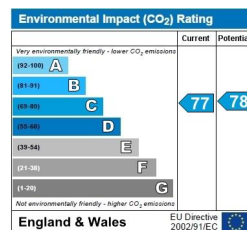
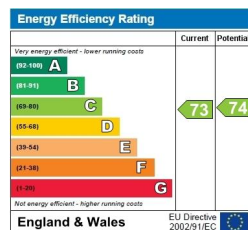
Coving to ceiling, partially tiled walls, radiator, low level w/c, panelled bath with mixer taps and shower attachment, wash hand pedestal, tiled flooring





## Garden

Approximately 35 ft, patio area, side access, laid to lawn, decking area to rear



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