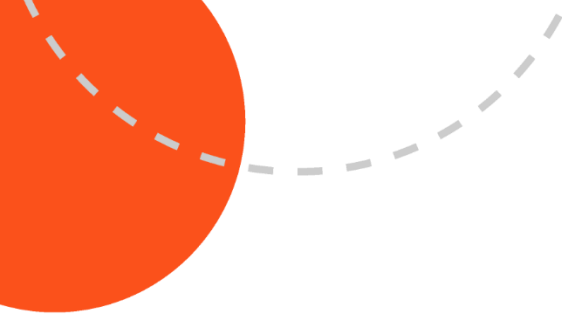




Evergreen Court, Grange Avenue, Wickford, Essex, SS12 0NQ

1 bedroom first floor flat / Guide Price £170,000 - £180,000 / t. 01702 555888



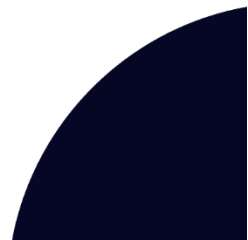


We welcome to the market this well presented and generously proportioned **one bedroom** first floor flat, ideally situated within this popular development in the heart of Wickford.

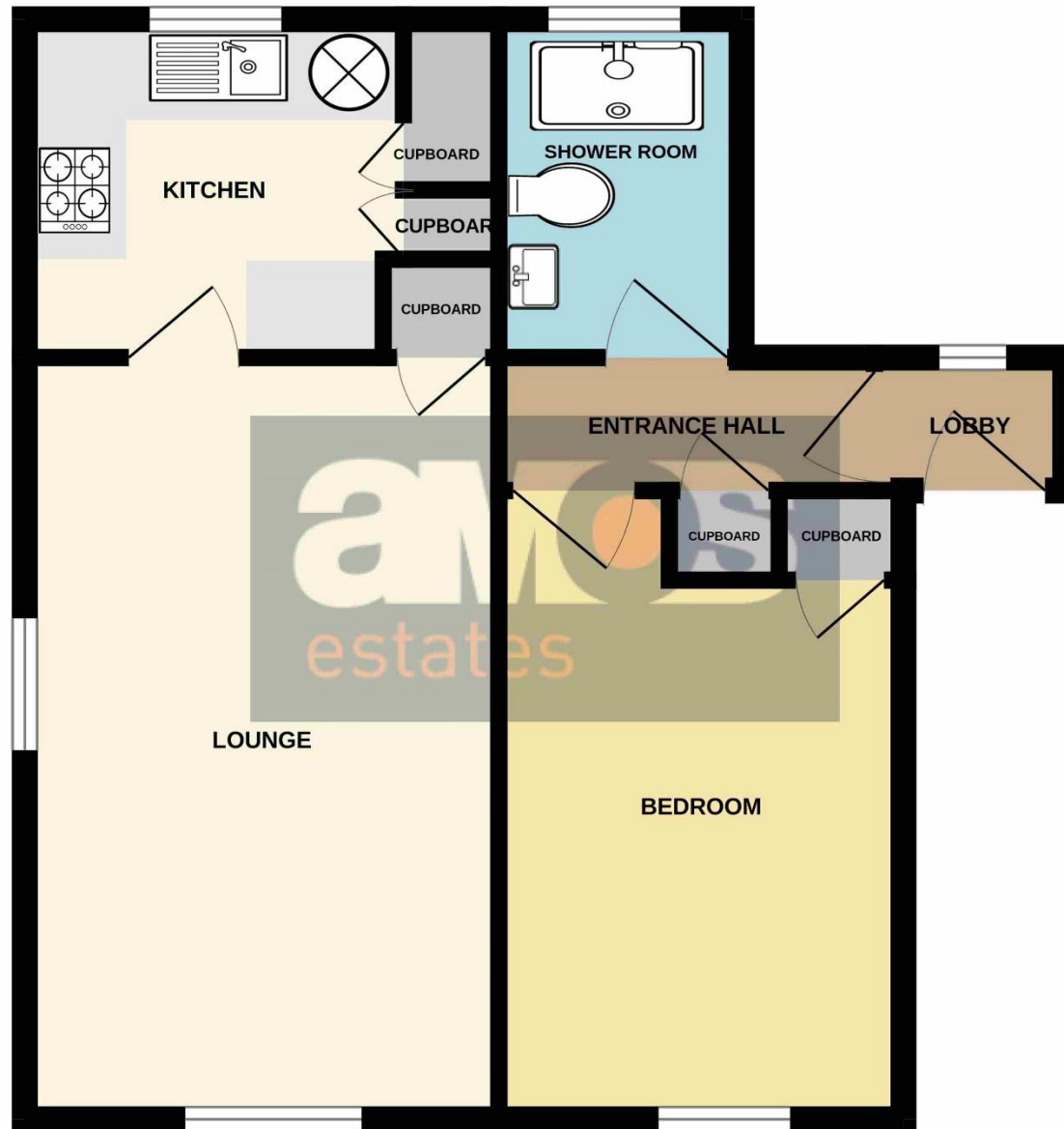
The accommodation comprises good size lounge/diner, well fitted kitchen, double bedroom and modern shower room. Further benefits include residents' parking, well maintained communal gardens and a useful external storage unit, together with reasonable annual service charges.

Conveniently located, the property is just a short distance from Wickford town centre, with its excellent selection of shops, amenities and supermarkets. The property also enjoys superb transport links, with Wickford mainline railway station nearby providing direct services into London Liverpool Street and major trunk roads within easy reach. An excellent opportunity for first-time buyers or investors – don't miss out! Call now to arrange your viewing.

Find us on



FIRST FLOOR APARTMENT



**A space to
call home.**



Highlights

- / Ample Communal Parking
- / Gas Central Heating
- / Close To Transport Links
- / Council Tax Band - B
- / Modern Shower Room
- / Communal Gardens
- / Walking Distance To High Street & Mainline Train Station
- / Ideal First Time Or Investment Purchase
- / EPC On Order

Communal entrance door to:

**Communal Entrance Hall **

Stairs to first floor, entrance door to:

**Lobby **

Double glazed window to front, fitted carpet, entrance door to:

**Entrance Hall **

Fitted carpet, storage cupboard, radiator, power points, textured ceiling, doors off.

**Lounge 17'3 x 10'8 (5.26m x 3.25m) **

Double glazed window to rear, double glazed window to side, fitted carpet, radiator, power points, textured and coved ceiling, airing cupboard, door to:

**Kitchen 8'8 x 7'8 (2.64m x 2.34m) **

Double glazed window to front, fitted units to eye and base level, roll edge work surfaces with tiled splash backs and cupboards and drawers under, stainless steel sink and drainer unit, integrated electric oven with gas hob and extractor above, space and plumbing for washing machine, breakfast bar area, power points, radiator, large double pantry cupboard, part tiled walls, vinyl flooring, textured ceiling, wall mounted combi boiler (installed in 2023).

**Bedroom 13'8 plus door recess x 9'2 (4.17m plus door recess x 2.79m) **

Double glazed window to rear, fitted carpet, radiator, storage cupboard, power points, textured and coved ceiling.

**Shower Room **

Obscure double glazed window to front, large tiled walk in shower with Mira waterfall shower, wall mounted wash basin with tiled splash back, integrated push button flush WC, vinyl flooring, wall mounted mirrored unit, radiator.

**Outside **

Externally there is a large communal garden area with two outside drying areas and communal bin areas, plus a large communal car park. There is also a private lockable unit that can be used as storage.

**Lease Information **

Agents Note: We understand that a 125 year lease commenced in 1988. Ground rent and service charges are currently approximately £125 per month, and includes the buildings insurance.

Council Tax Band B







PLEASE NOTE:-

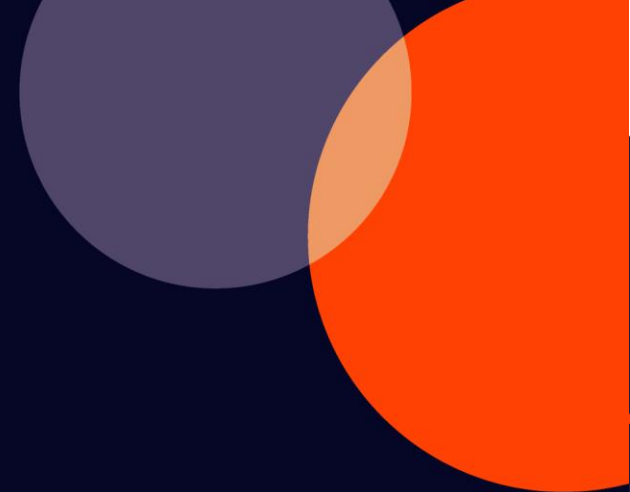
We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





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