RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE

Mapleleaf Gardens, Essex
Asking Price £185,000

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE

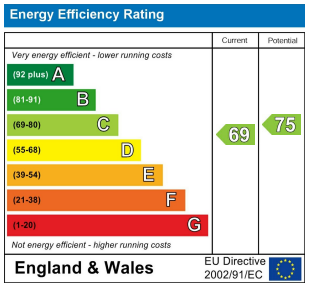
Cowling & Payne are delighted to offer for sale this well-presented one-bedroom apartment, situated within the popular Mapleleaf Gardens development in Wickford.

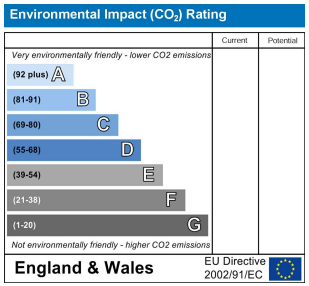
The property has recently undergone a programme of refurbishment, creating a fresh and modern home ready for its new owner to move straight into. Improvements include a newly fitted kitchen, 3 piece bathroom, new carpets and fresh décor throughout.

The accommodation comprises a welcoming entrance hall, a comfortable reception room providing a pleasant space to relax and dine, a newly fitted kitchen, a well-proportioned bedroom and a 3 piece bathroom with shower over bath.

The property is offered with a share of the freehold and benefits from an impressive lease of approximately 1,060 years, providing excellent long-term security. The vendor advises that the combined ground rent and service charge is currently £65 per calendar month.

Ideally suited to first-time buyers, those looking to downsize or investors, this attractive apartment offers a fantastic opportunity to acquire a refurbished home in a convenient Wickford location.

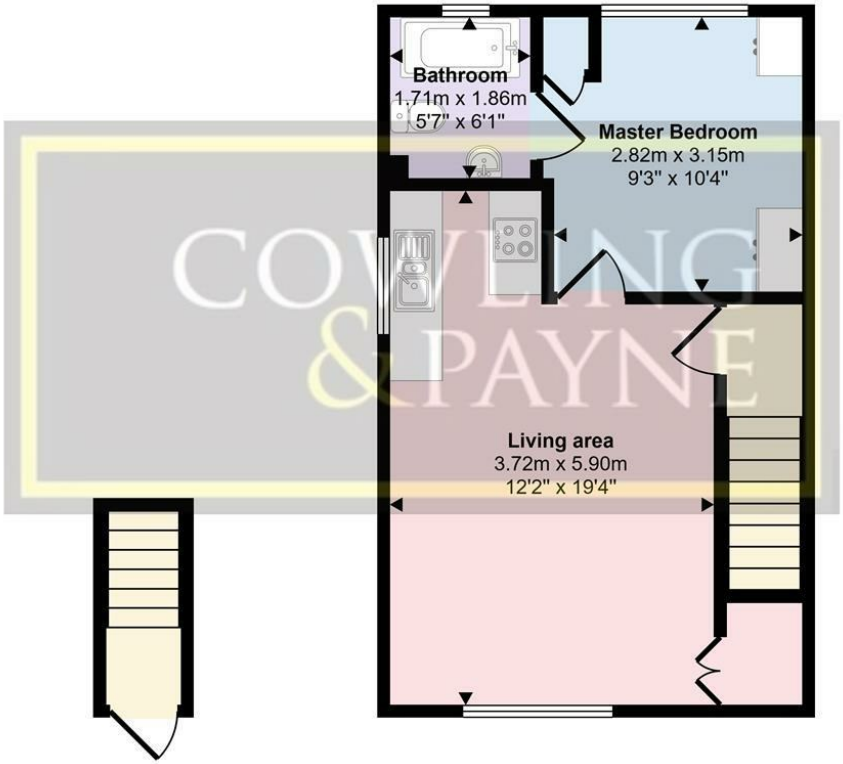




RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE

Approx Gross Internal Area
40 sq m / 426 sq ft



Ground Floor
Approx 2 sq m / 21 sq ft

First Floor
Approx 38 sq m / 406 sq ft

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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

2-4 Runwell Road, Wickford, Essex, SS11 7AB
Telephone: 01268 730707 | Fax: 01268 730737
info@cowlingandpayne.co.uk
www.cowlingandpayne.co.uk

COWLING
&PAYNE

COWLING
&PAYNE

COWLING
&PAYNE

COWLING
&PAYNE