



# Pippin Court

Appletree Way, Wickford, SS11 8JW

## Guide Price £130,000

\*\* GUIDE PRICE £130,000 - £140,000 \*\* Cowling & Payne bring to the market, this ONE bedroom, CHAIN FREE apartment which is an ideal opportunity for first-time buyers and investors.

The apartment features a bright and comfortable living space, a well-proportioned bedroom, and a practical layout that maximizes functionality. Its chain-free status ensures a smooth and hassle-free purchase process, making it particularly attractive for those looking to move quickly or secure a straightforward investment.

Nearby you will locate local shops & takeaways within walking distance. For those who don't drive or are looking for public transport, then there is a local bus route nearby. In addition Wickford High Street & Railway Station is within easy reach. The Railway Station offers direct links into London Liverpool Street for anyone looking to commute into London, or Southend in the opposite direction.

Wickford Memorial Park is a short walk away, offering large green spaces of woodland, meadows, and various facilities like a cafe, and sports pitches.

Ideal as a starter home or a buy-to-let opportunity, this property combines convenience, value, and potential in a highly desirable package. Early viewing is highly recommended to fully appreciate what this opportunity has to offer.

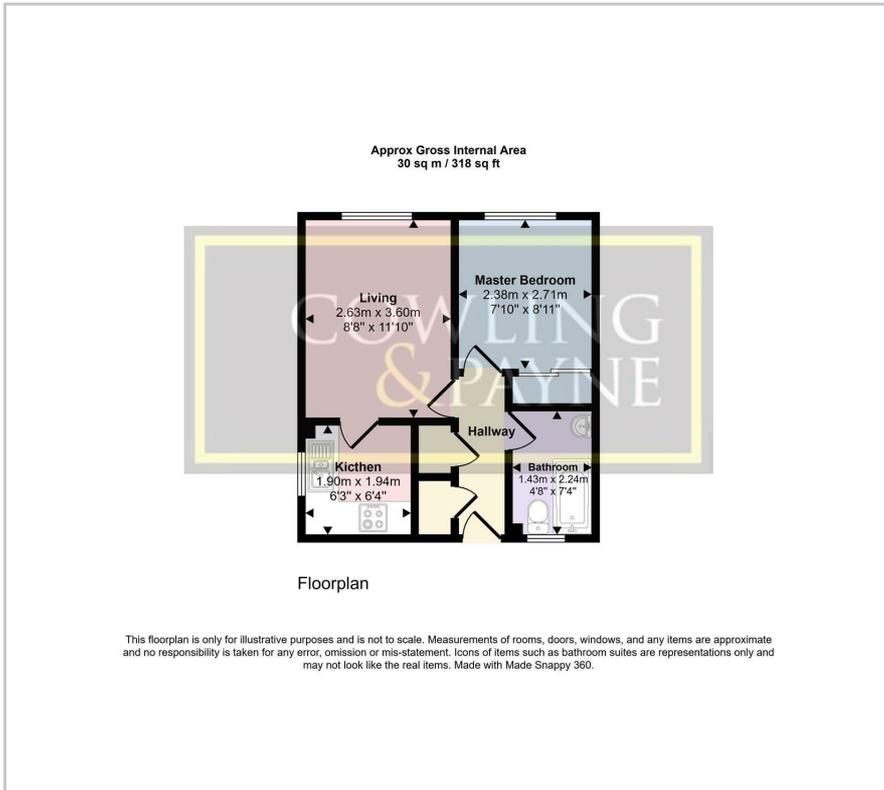
- GUIDE PRICE £130,000 - £140,000
- CHAIN FREE
- ONE BEDROOM APARTMENT
- NEARBY LOCAL AMENITIES
- NEARBY WICKFORD MEMORIAL PARK
- NEARBY TO WICKFORD HIGH STREET & RAILWAY STATION
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- LEASE 87 YEARS REMAINING
- EPC RATING - C
- COUNCIL TAX BAND - A - BASILDON

### Viewing

Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.



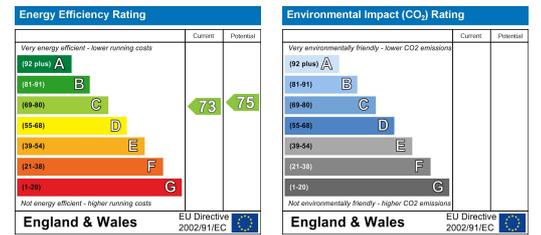
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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