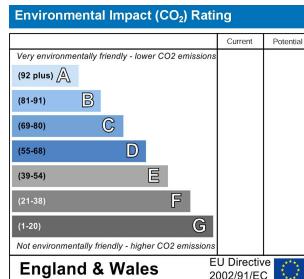
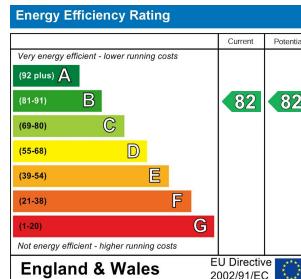


RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Rushbrook Avenue, Wickford  
Guide Price £340,000



\*\* GUIDE PRICE £340,000 - £350,000 \*\* Cowling & Payne are delighted to bring to the market, this well-presented, first floor apartment, situated on the sought-after St Luke's Park Development.

Introducing this immaculate flat with two double bedrooms and two modern bathrooms. Before entering the property, you will be greeted by a secure & private communal entrance hall, which is shared between you and one other. As you enter apartment, you'll then be greeted by the main entrance hall, which then leads through for you to the remainder of the apartment. All rooms flow from there, however you will be drawn to the spacious and modern lounge/kitchen/diner, which offers an open-plan layout, perfect for entertaining guests or relaxing with family.

The master bedroom, provides a comfortable and private retreat, complete with built-in wardrobes and an en-suite with a luxurious rain shower. The second double bedroom also features built-in wardrobes, providing ample storage space for your belongings.

#### Location

Location wise the property is pleasantly positioned on the sought-after location of St Luke's development. Once there, expect luxurious new homes with tranquil woodland walks on your doorstep; sensory and woodland gardens; a carefully refurbished grade II listed chapel, and a number of community facilities. Nearby amenities include Heidi's café & CO-OP supermarket. St Luke's Park Primary School can also be found on the development.

Wickford train station is just over a mile away and offers regular trains into Stratford, Chelmsford and London Liverpool Street. Frequent buses will also be on hand to take you straight into Wickford High Street & Railway station.

Nearby road links such as the A130, A12 & A127 are all positioned nearby for convenient major road links.

#### Additional information

Tenure - Leasehold  
Lease Term Remaining - 245 Years  
Service Charge - £1600 Approx PA  
Ground Rent - £ TBC PA  
Council Tax Band - D - Chelmsford

#### COMMUNAL ENTRANCE HALL

Secure entrance with buzzer entry. Communal area leading to 2 apartments. Doorway leading out to parking area.

#### PROPERTY ENTRANCE HALL

Spacious entrance hall with video entry system to see who is trying to access. Entrance hall leading to all rooms. Spotlights to ceiling.. Loft access to boarded loft with ladder. Storage cupboard.

#### LOUNGE/DINER/KITCHEN 24'5" x 17'0"

Spacious lounge/diner/kitchen with sliding door to a juliet balcony. Double glazed window. Modern fitted kitchen with integrated appliances including, fridge freezer, dishwasher, washer dryer, gas hob, electric oven, extractor fan. Combi boiler in cupboard unit. Spotlights to ceiling..

#### HI SPEC MODERN BATHROOM 6'10" x 8'10"

Modern bathroom consisting of, floating wc, sink with mixer tap, bath with rainfall shower over, direct bathroom valve in bath (no taps), tv mirror. Underfloor heating. Spotlights to ceiling.. LED lighting around the underneath

of bath. Double glazed window. Heated towel rail. Marble effect tiling floor to ceiling.

#### BEDROOM ONE 8'6" x 10'2"

Spacious double bedroom with built in wardrobe storage cupboard with censored lights when opened. Spotlights to ceiling. Double glazed window with blind. En suite shower room.

#### HI SPEC MODERN SHOWER EN SUITE

Shower room with floating wc, sink, rainfall shower. Underfloor heating. Spotlighting to ceiling. Marble effect tiling floor to ceiling.

#### BEDROOM TWO 11'9" x 11'1"

Spacious double bedroom with built in wardrobe storage cupboard with censored lights when opened. Spotlights to ceiling. Double glazed window with blind.

#### BOARED LOFT WITH LOFT LADDER

Ideal for additional storage.

#### 2X ALLOCATED COVERED PARKING

#### DESIREABLE LOCATION



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.



Gold Trusted  
Service Award  
2023 feefo<sup>TM</sup>

COWLING  
& PAYNE



COWLING  
& PAYNE



Gold Trusted  
Service Award  
2023 feefo<sup>TM</sup>

COWLING  
& PAYNE



Gold Trusted  
Service Award  
2023 feefo<sup>TM</sup>

COWLING  
& PAYNE