

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING  
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Gold  
Serv  
2023

COMING SOON..



COMING  
Soon

Golden Jubilee Way, Wickford  
Asking Price £170,000



\*\*\*\* GUIDE PRICE £170,000 - £180,000 \*\*\*\*

Cowling & Payne are pleased to present this chain-free, ground floor flat that is currently available for sale. This property is in good condition, and it offers an excellent opportunity for first-time buyers.

One of the unique features of this flat is its parking availability. This is a rare find, and it provides substantial convenience for car owners, or those considering buying a vehicle in the future.

Upon entering the flat, you'll be welcomed into an open-plan reception room. This spacious area serves as a communal hub of the home, offering plenty of room for relaxation and entertainment. The layout encourages a flow of light and space, creating a bright and inviting atmosphere.

The property boasts a double bedroom with built-in wardrobes. This feature provides ample storage space for your clothing and personal belongings, reducing clutter and promoting a neat, organized living environment. The room is spacious enough to accommodate a large bed and other furniture, making it a comfortable place for rest and relaxation.

Adjacent to the reception area is the open-plan kitchen, which comes complete with built-in pantries. This modern feature is a cook's dream, providing abundant storage for your food items and cooking supplies. The open-plan design of the kitchen allows for easy conversation and interaction, whether you're cooking a meal or entertaining guests.

The flat also features a well-appointed bathroom, offering all the necessary amenities for your personal needs.

This property, with its combination of practical features and comfortable living spaces, is ideal for first-time buyers looking to get a foot on the property ladder.

In summary, this ground floor flat is a great opportunity for first-time buyers. Its open-plan design, spacious rooms, and unique features like parking make it a desirable property.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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