



Guide Price £225,000

\*\* GUIDE PRICE £225,000 - £235,000 \*\* Cowling & Payne are delighted to bring to the market, this well-presented, ONE-bedroom, GROUND floor apartment situated on the sought-after St Luke's Park Development. You will be pleased to find that the property comes with a long lease of 994 years remaining, and also comes with the benefits of its own GARAGE.

The property itself benefits from a spacious entrance hall with two storage cupboards, a double bedroom with built-in wardrobes, a modern 3-piece bathroom, & a spacious open-planned lounge/kitchen/diner. In addition the property has a secure buzzer entry phone system which allows access into the communal hallway. Externally the property features allocated parking for 1 vehicle, additional visitor parking & its own garage. The garage is a good size and can house a large car for additional parking and storage.

Due to being built approx. 5 years ago, the property does come with a remaining NHBC guarantee.

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. A new school will support the growing St Luke's Park community, which is currently anticipated to open in 2022/23.

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

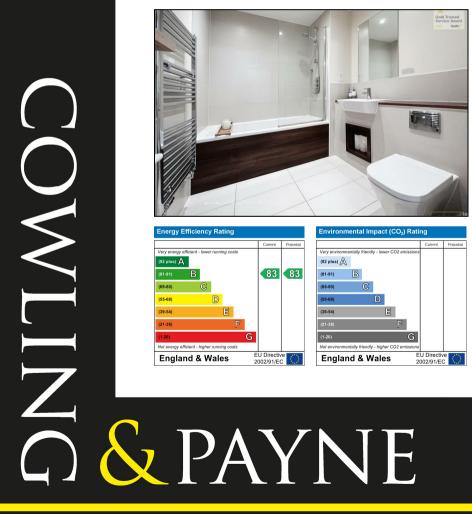
Tenure - Leasehold

Lease Term Remaining - 994 Years

Service Charge - £95.00 pcm / £1,140.00 per annum

Ground Rent - TBC

Council Tax Band - B - Chelmsford



| ·   |   | Current | Potentia |
|---|---|---------|----------|
| Very energy efficient - lower running costs |   |         |          |
| (92 plus) A                                 |   |         |          |
| (81-91) B                                   |   | 83      | 83       |
| (69-80) C                                   |   |         |          |
| (55-68)                                     |   |         |          |
| (39-54)                                     |   |         |          |
| (21-38)                                     |   |         |          |
| (1-20)                                      | G |         |          |

|                                  |                    | Current | Potenti |
|----------------------------------|--------------------|---------|---------|
| Very environmentally friendly -  | ower CO2 emissions |         |         |
| (92 plus) 🔼                      |                    |         |         |
| (81-91)                          |                    |         |         |
| (69-80) C                        |                    |         |         |
| (55-68)                          |                    |         |         |
| (39-54)                          | E                  |         |         |
| (21-38)                          | F                  |         |         |
| (1-20)                           | G                  |         |         |
| Not environmentally friendly - h | gher CO2 emissions |         |         |

Communal Entrance Hall

**Entrance Hall** 

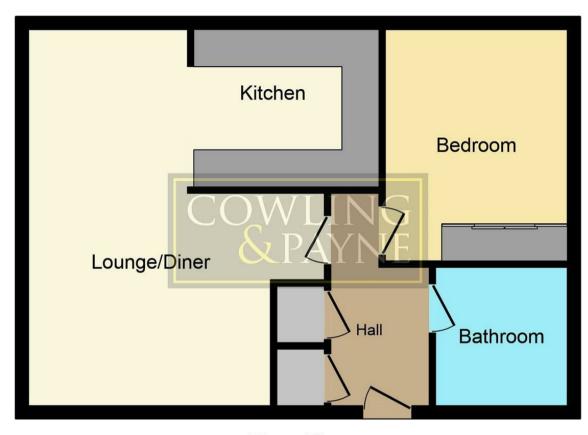
Bathroom

Double Bedrooom

Open Planned Lounge/Kitchen/Diner

Garage

Allocated Parking



Floor Plan

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

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