

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Bruton Link, Wickford
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

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



Communal Entrance Hall

Entrance Hall

Bathroom

Double Bedroom

Open Planned Lounge/Kitchen/Diner

Garage

Allocated Parking

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor Plan

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

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.

