

# COWLING & PAYNE

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT



Cranfield Park Court, Wickford  
Guide Price £155,000

\*\* GUIDE PRICE £155,000 - £175,000 \*\*

Cowling & Payne are pleased to present to you this well-maintained flat, currently listed for sale. This property is in good condition and is a perfect choice for those looking for a comfortable, modern living space.

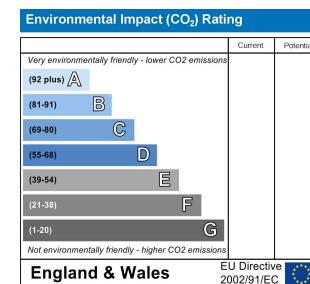
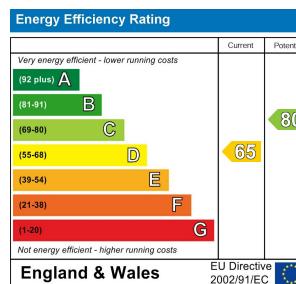
The flat offers a well-appointed layout with one reception room, a kitchen, one bedroom, and a bathroom. The reception room provides a generous space for relaxation and entertainment, making it a perfect place to unwind after a busy day. The kitchen is well-equipped and provides ample space for preparing meals. The bedroom is of a good size, offering a restful retreat at the end of the day. The bathroom is well-maintained and provides all the necessary amenities for daily usage.

A unique feature of this property is its chain-free status. This means that the property is free from any onward chain, which can often complicate property transactions. This makes the property particularly appealing for first-time buyers or investors.

Another noteworthy feature of this property is the parking facility. The property comes with a parking space, providing convenience.

This flat is a great first-time buyer property or investment opportunity. It offers a good return on investment and is a solid addition to any property portfolio.

The property doesn't just offer a home, but a lifestyle of convenience and comfort. Don't miss out on this fantastic opportunity to own this wonderful flat.



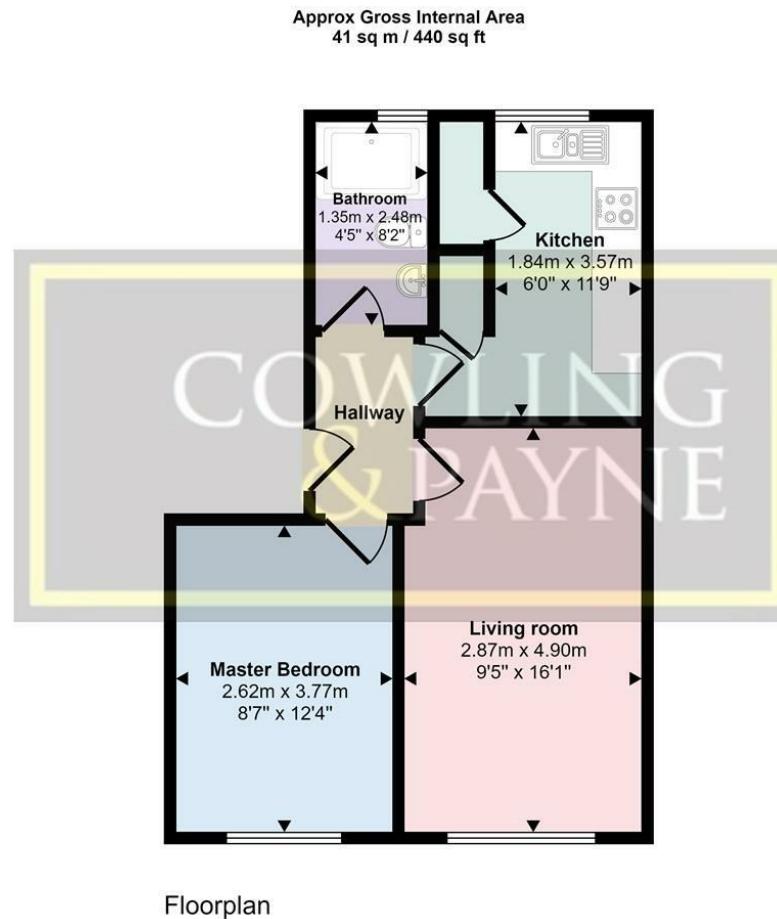
### Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Once completed, along with other necessary documentation requested the property will be advertised as STC.

### Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

