



Gold Trusted Service Award 2023 feefo

# Compton Terrace Wickford, SS11 8QF Offers In Excess Of £200,000

Cowling & Payne are delighted to bring to the market, this ONE bedroom, ground floor maisonette. If you have been looking for that ideal starter home with its own private outside space, then this is one not to be missed!

Entering into the property you will firstly be greeted into the entrance hall. Following on from there you will, a 3 piece bathroom, a spacious living room, double bedroom & lastly a good size kitchen with space for a dining table. The rear garden is low maintenance consisting of a paved patio area which can be accessed from the entrance hall & kitchen. Additionally the property benefits from off street parking to the side of the property.

### Additional Information

In accordance with National Trading Standards material information the vendor has informed us of the following:  
Tenure - Leasehold  
Lease length - 119 Years Remaining  
Ground Rent £200 per annum  
Ground Rent Review Period - next due 2046  
Service Charge - No service charge. Cost of maintenance is split between both properties.  
Council Tax Band: A - Basildon Council

- ONE BEDROOM
- GROUND FLOOR MAISONETTE
- PRIVATE LOW MAINTENANCE REAR GARDEN
- DOUBLE BEDROOM
- CLOSE PROXIMITY TO WICKFORD HIGH STREET
- CLOSE PROXIMITY TO WICKFORD RAILWAY STATION
- 119 YEARS REMAINING ON LEASE
- CHAIN FREE
- EPC RATING D
- BASILDON COUNCIL - TAX BAND A

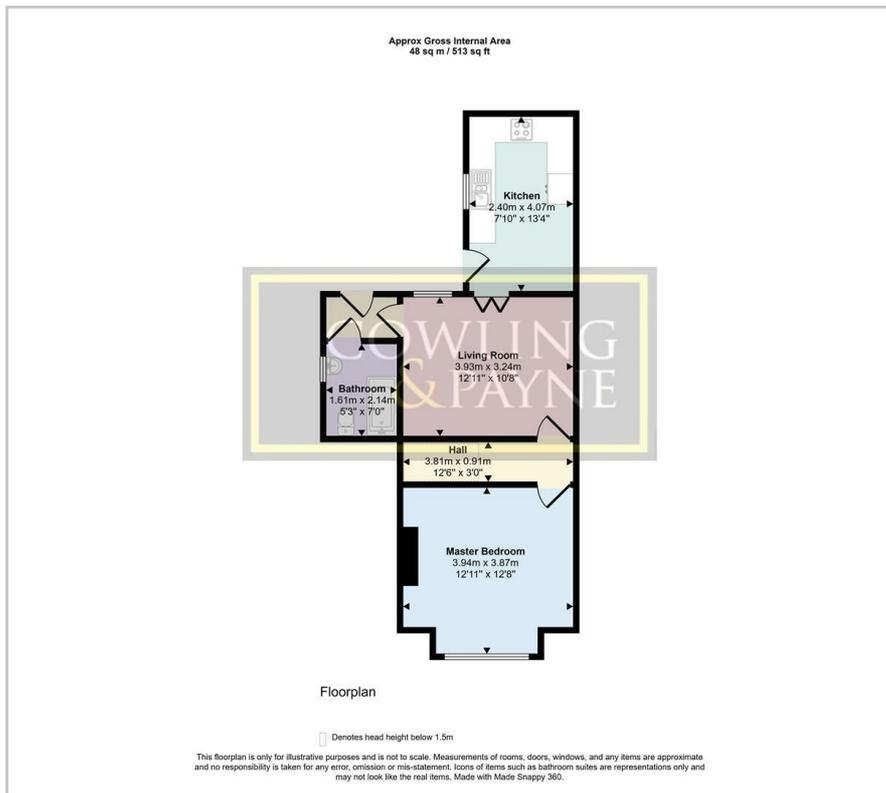
Gold Trusted Service Award 2023 feefo

## Viewing

Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.



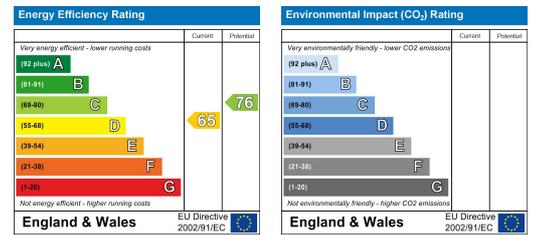
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.