

# COWLING & PAYNE

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT



Church End Lane, Wickford  
Guide Price £118,000

\*\* GUIDE PRICE £118,000 - £125,000 \*\*

Cowling and Payne are delighted to offer for sale this one-bedroom ground-floor retirement apartment situated within a highly sought after Retirement Complex.

Entering into the property you will be able to find a spacious double bedroom, 3-piece bathroom with shower over bath & a good size lounge/diner with an archway leading to the fitted kitchen. A further benefit includes a door leading from the living area, which takes you into a secluded part of the communal gardens.

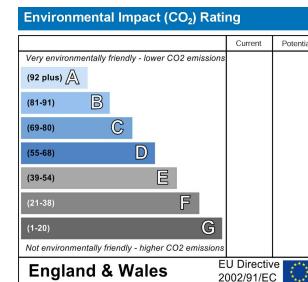
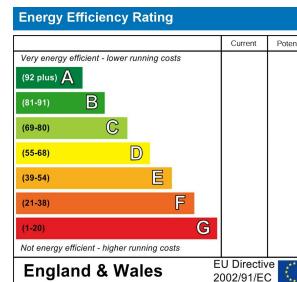
Homeholly House comprises of 39 properties arranged over 2 floors with the upper floor being served by a lift. You will also be pleased to know that this development has a communal garden, communal Lounge, on-site laundry facilities & Guest suites. Also, for added peace of mind, there is a development Manager and for the periods when the manager is off duty, there is a 24-hour emergency Appello call system.

#### Location

Location-wise, Homeholly House is located within close proximity of a local bus route, with a nearby stop outside the development. This helps to provide links straight into Wickford High Street, for all the local cafes, shops & supermarkets.

#### Additional Information

Tenure: Leasehold  
Council tax band: B  
Annual ground rent: TBC  
Annual service charge: £2818.16 per annum  
Lease end date: 14/06/2113



**BUZZER INTERCOM SYSTEM FOR ENTRY**

**ENTRANCE HALL**

**BATHROOM 6'7 x 5'4**

**BEDROOM WITH FITTED WARDROBES  
8'8 x 12'2**

**LOUNGE 10'6 x 19'4**

**KITCHEN 7'3 x 5'4**

**ACCESS TO COMMUNAL GARDEN**



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

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