



## Ramsden Court

Golden Jubilee Way, Wickford, SS12 9FT  
Guide Price £180,000

\*\*\* GUIDE PRICE £180,000 - £183,750 \*\*\* 75% SHARED OWNERSHIP \*\*\*

Cowling & Payne are delighted to bring to the market, this TWO bedroom apartment, located in the popular Ramsden Court development.

A well-appointed kitchen serves as the heart of the home, offering a space for you to prepare your meals and enjoy your morning coffee. The kitchen comes with a mixture of wall and base units with a white gloss finish, integrated oven, hob, extractor, integrated fridge/freezer & integrated washing machine. The kitchen integrates into the living space, offering an open planned aspect perfect for relaxation or entertaining guests.

Moving on, you will locate two well-proportioned bedrooms & a 3 piece bathroom, with shower over bath & a heated towel rail, designed with functionality and comfort in mind.

For added convenience the block has a communal lift & staircase leading up to the apartment. The block has a secure buzzer entry system with a camera so you can see who is trying to enter before allowing access. This then links up to the entry system in the flat.

Externally the property comes with one allocated parking space, with several of visitor bays for

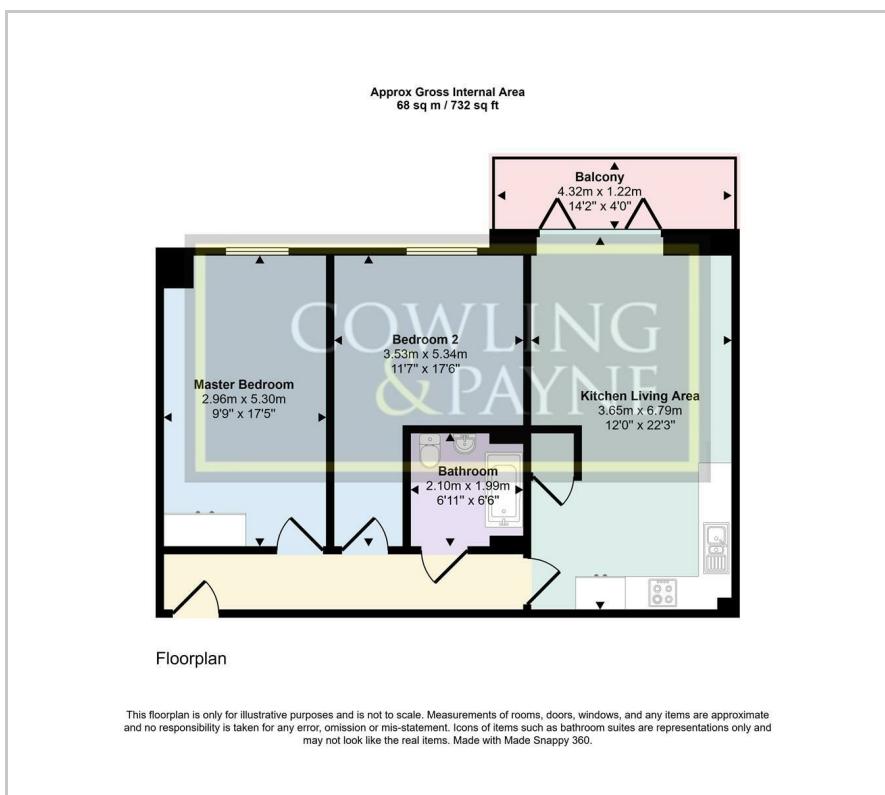
- OPEN PLAN LIVING AREA
- 2x DOUBLE BEDROOMS
- COMMUNAL LIFT TO UPPER FLOORS
- BALCONY
- MODERN KITCHEN
- CLOSE PROXIMITY TO WICKFORD HIGH STREET & RAILWAY STATION
- ALLOCATED PARKING WITH VISITOR PARKING
- 75% SHARE
- CLOSE TO WICKFORD RAILWAY STATION
- CLOSE TO WICKFORD HIGH STREET

### 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78	78
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	
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