bear
Estate Agents



GUIDE PRICE £170,000 - £180,000. NO ONWARD CHAIN! Bear Estate Agents are excited to bring to the market this modern and spacious ONE bedroom, GROUND FLOOR apartment in a fantastic location. Ramsden Court is widely considered one of the most sought-after flat developments in Wickford, predominantly for their excellent positioning and modern interior. The development is found just 0.2 miles from Wickford High Street, where a vast array of shops, services and food outlets can be found. The flat is also only 0.5 miles away from Wickford Railway station, which helpfully connects to London Liverpool Street and Stratford in 40 and 35 minutes respectively on the Greater Anglia service. There are also other shops within a short walk as well as 'outstanding' primary and secondary schools, and major bus routes. Finally, the road links from Wickford are fantastic with the A127, A13, A130, A12 and M25 all a short drive away.

- NO ONWARD CHAIN!
- GUIDE PRICE £170,000 - £180,000
- 0.2 miles to Wickford High Street
- 0.5 miles to Wickford Railway Station
- Walking distance to shops and key bus routes
- Secure entrance door
- Integrated appliances
- Allocated parking bay
- Ample visitor parking
- Long lease: 114 years

Golden Jubilee

Wickford

£170,000
Guide Price

1 1 1 C

Golden Jubilee Way





This modern block begins with a secure door, accessed via fob or entrance phone for guests. In the communal area, post boxes can be found for all flats as well as a lift to all floors. There is a further security door, accessed via fob to reach this ground floor flat.

Once through the front door, you are greeted by an inviting entrance hall which adjoins the three other rooms and hosts two large storage cupboards. The open-plan living area is an impressive size, measuring 23'4 x 12'6 at maximum dimensions, and easily split between kitchen and lounge areas. The kitchen offers modern units, ample cupboard and surface space and a flurry of integrated appliances. The lounge space benefits further from French doors which open onto a Juliette balcony.

The bedroom is a comfortable double bedroom, measuring 10'4 x 10'9 and benefits from a fitted wardrobe with sliding mirrored doors. The bathroom is a three-piece suite which is comprised of shower over bath, toilet and sink.

There is an expansive car park outside the car park where an allocated parking space can be found, accompanied by a vast amount of visitor spaces for guests.

The offering is completed by a long lease and a reasonable service charge, adding to the desirability of these flats. Viewings come highly recommended to see all that is on offer first hand!

Council Tax Band: B (£1670.13)
Lease Length: 114 years
Ground Rent: £270 per annum
Service Charge: £1372 per annum

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

NO ONWARD CHAIN!

GUIDE PRICE £170,000 - £180,000

0.2 miles to Wickford High Street

0.5 miles to Wickford Railway Station

Walking distance to shops and key bus routes

Secure entrance door and additional internal secur

Entrance hall

Living Room / Kitchen (12'6 x 23'4 max)

Integrated appliances

French doors

Bedroom (10'4 x 10'9)

Three-piece bathroom suite

Two large storage cupboards

Allocated parking bay

Ample visitor parking

Long lease: 114 years







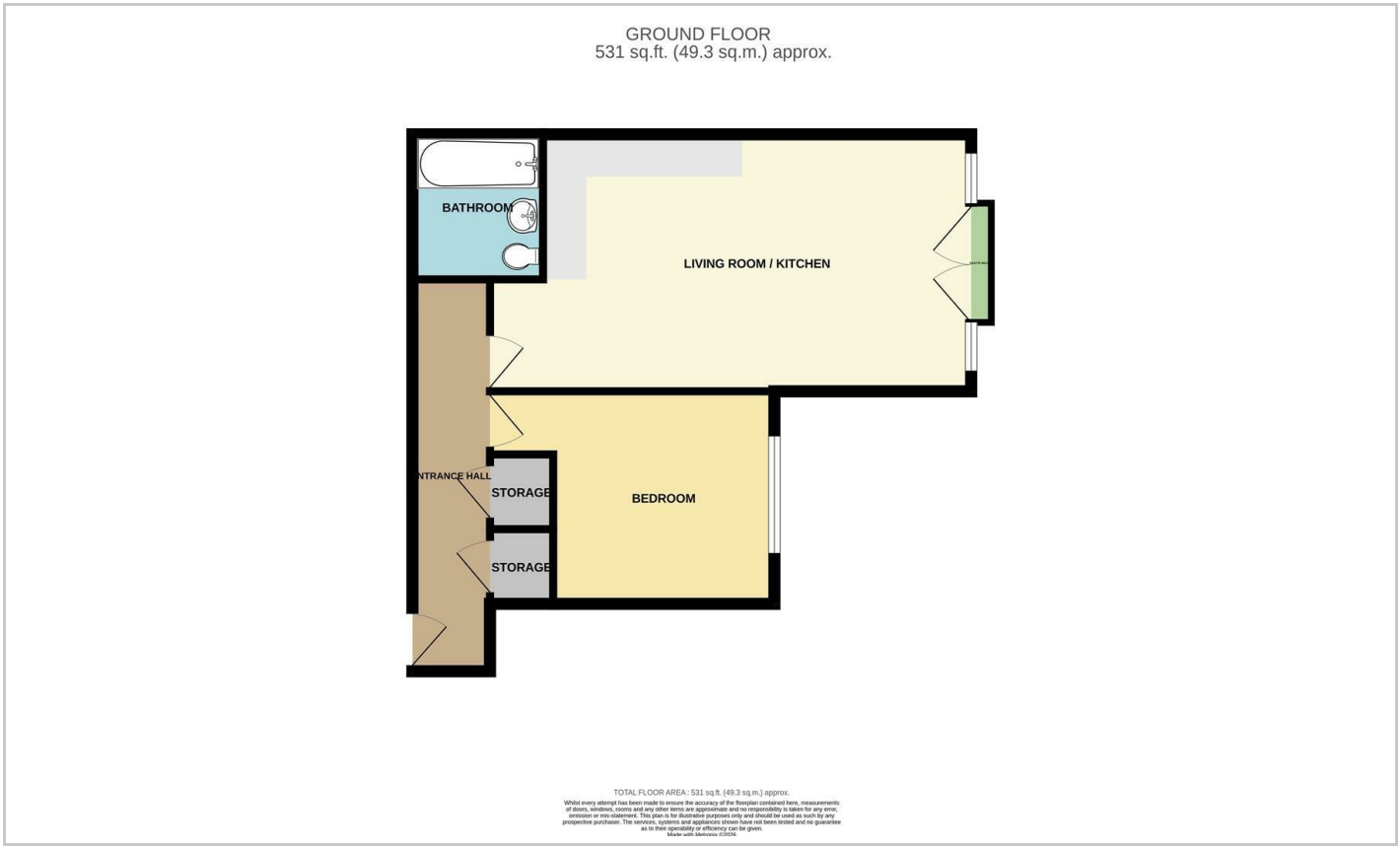




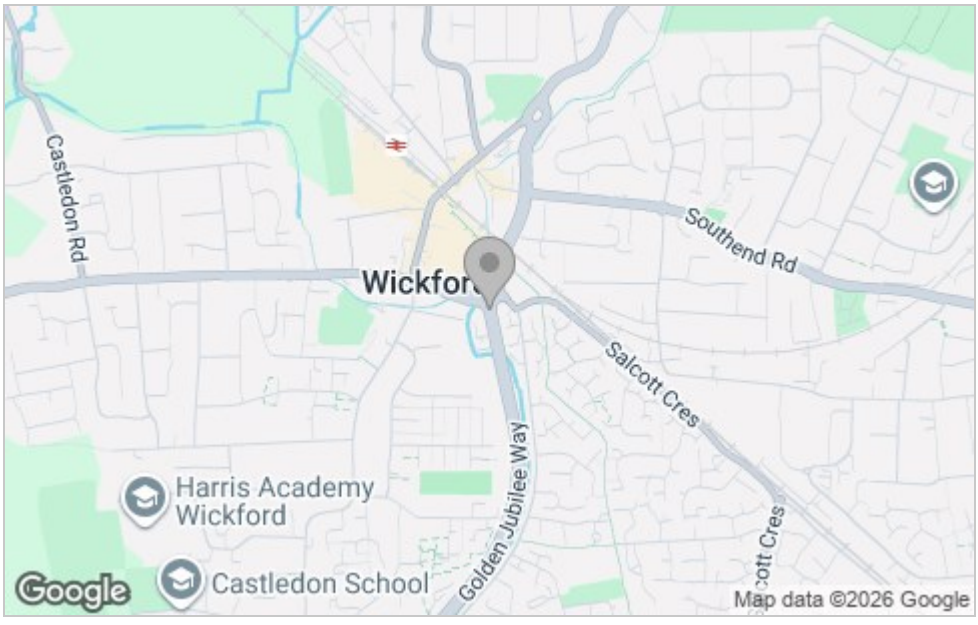




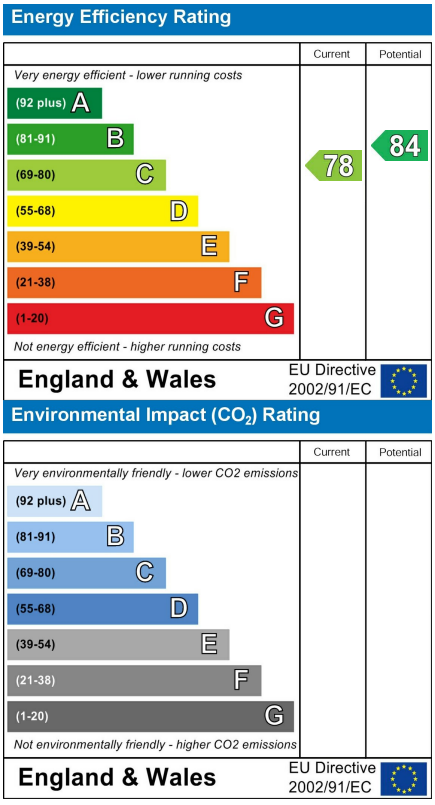
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

7 London Road, Wickford, Essex, SS12 0AW

Office: 01268 330044 wickford@bearestateagents.co.uk http://www.bearestateagents.co.uk/