



POPULAR  
LOCATION

**RONA**  
SALES & LETTINGS

**Lindsey Court**

Wickford

**Offers in excess  
of £180,000**

- Excellent decorative order throughout
- One bedroom ground floor maisonette
- Recently installed UPVC double glazing
- Newly installed electric panel heaters

IDEAL FIRST TIME PURCHASE. We are delighted to offer for sale this beautifully presented modern one bedroom ground floor maisonette. The property benefits from recently installed UPVC double glazing, new electric panel heating and has been re-decorated throughout, including recently fitted carpets. Features include a well proportioned lounge/diner, large double bedroom, bathroom suite with separate w.c, allocated parking space, visitor parking and a 972 year lease.





#### **ENTRANCE**

Via obscure double glazed own entrance door, leading to:

#### **ENTRANCE HALL**

Recently fitted carpet, electric panel heater, doors to:

#### **W/C**

Low level w/c, wash hand basin, tiled walls and flooring, extractor fan.



#### **BEDROOM**

11' 4" x 11' 4" (3.45m x 3.45m)

UPVC double glazed window to rear, electric panel heater, storage cupboard, door to:

#### **BATHROOM**

UPVC obscure double glazed window to front, pedestal wash hand basin, panelled bath with hand grips and wall mounted electric shower and shower screen, tiled walls and flooring.



### **LOUNGE**

13' 1" x 10' 9" (3.99m x 3.28m)

UPVC double glazed windows to side and rear, electric panel heater, open to:

### **KITCHEN**

7' 9" x 6' 10" (2.36m x 2.08m)

UPVC double glazed windows to front and side, range of matching eye and base level units, work surfaces with inset sink unit with mixer tap, integrated oven and four ring electric hob with extractor above, integrated dishwasher, space for further appliances.



### **EXTERIOR**

The property benefits from ample communal gardens.

### **PARKING**

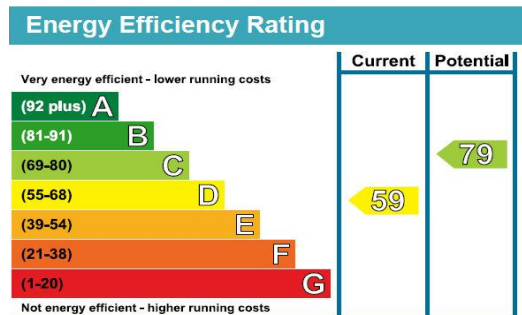
The property benefits from allocated parking with further visitor parking.

### **AWAITING EPC RATING**

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



# Ground Floor



Regulated by RICS

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