



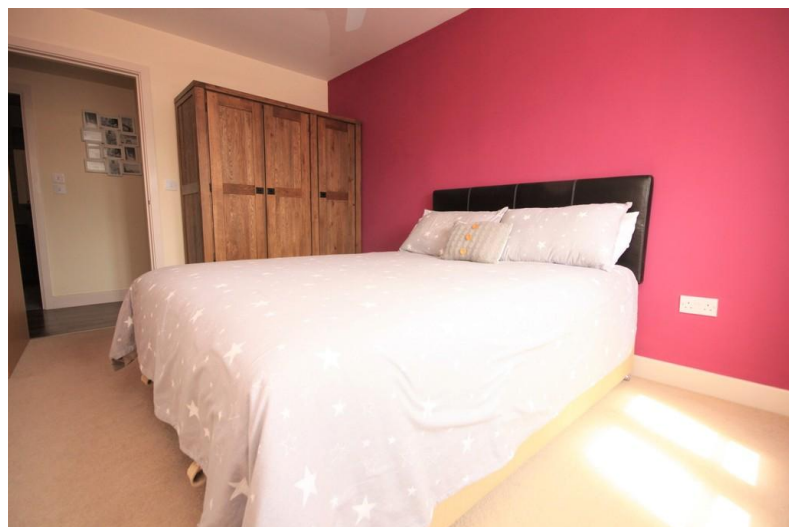
RONA
SALES & LETTINGS

The Forge Wickford

£200,000 - £215,000 (Guide Price)

- Two double bedrooms
- Town Centre location
- 22'4 Open plan lounge and kitchen
- Three piece bathroom suite

Ideal first time purchase or buy to let investment. An immaculately presented two double bedroom first floor apartment located in Wickford Town Centre. This home boasts bright and spacious accommodation including a 22'4 open plan lounge/kitchen, 13'1 master bedroom, three piece bathroom suite and secure allocated off street parking. The property is also located just a short walk from Wickford mainline railway station to London. Early viewing advised.





ENTRANCE

Via communal door to communal hallway, stairs and lift service to first floor, personal doors to:

INNER HALLWAY

Spotlights to ceiling, wall mounted entry phone system, laminate wood flooring, door to:

BEDROOM ONE

14' 3" x 8' 10" (4.34m x 2.69m)

Ceiling fan, double glazed window to front, radiator to front.

BEDROOM TWO

13' 1" x 6' 8" (3.99m x 2.03m)

Double glazed window to front, radiator to side.

BATHROOM

LED spotlights to ceiling, P-shaped panelled bath with mixer tap and wall mounted shower attachment, wash hand basin with mixer tap and fitted cupboard beneath, low lev w.c, tiled walls and flooring and heated chrome towel rail.



OPEN PLAN LOUNGE/KITCHEN

22' 4" x 11' 3" plus recess 4'7(6.81m x 3.43m)

LED spotlights to ceiling, built in double cupboard with plumbing for washing machine, double glazed window to side, double glazed French doors to front with Juliet balcony.

KITCHEN AREA

Range of eye and base level units with granite worktops and matching upstand incorporating sink unit with mixer tap, integrated four ring gas hob and electric oven with stainless steel extractor hood over, space for fridge/freezer, integrated dishwasher, concealed wall mounted boiler system and laminate wood flooring.

EXTERIOR

Secure residents only parking, communal refuse and bicycle storage.

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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