

To arrange a viewing contact us
today on 01268 777400



ASPIRE



ASPIRE



ASPIRE



ASPIRE

Baines Place, Wickford Guide price £240,000

ST LUKE'S PARK DEVELOPMENT – STYLISH TOP-FLOOR ONE-BEDROOM APARTMENT WITH LOFT SPACE, OPEN-PLAN LIVING, ALLOCATED PARKING & LONG LEASE – GUIDE PRICE £240,000–£250,000

Set within the highly sought-after St. Luke's Park development in Runwell, this beautifully presented top-floor apartment offers a fantastic blend of style, space and practicality perfect for modern living.

The property welcomes you with a bright entrance hall featuring a generous built-in storage cupboard, setting the tone for the well-designed accommodation throughout. The spacious double bedroom provides ample room for wardrobes and additional furnishings, while the contemporary bathroom is finished to a high standard, creating a sleek and relaxing space.

The true highlight of this home is the impressive open-plan living area. Thoughtfully designed, the lounge, dining and kitchen space flows effortlessly, making it ideal for both everyday living and entertaining. The kitchen is fitted with a full range of integrated appliances, stylish cabinetry and quality Amtico flooring, which continues seamlessly through the living space for a cohesive, modern feel.

An added bonus is the loft space, perfect for storage.

Further benefits include double glazing, gas central heating, allocated parking, a long lease and reasonable service charges, all contributing to the property's strong appeal.

Location

St. Luke's Park is one of Wickford's most desirable developments, known for its attractive surroundings and welcoming community. A short drive takes you to Wickford High Street, where you'll find a variety of shops, cafés and everyday amenities, along with Wickford railway station offering direct links to London Liverpool Street—ideal for commuters. The area also boasts nearby green spaces, well-regarded schools and excellent road connections via the A127 and A130.

www.aspireestateagents.co.uk

Entrance Hall

Storage

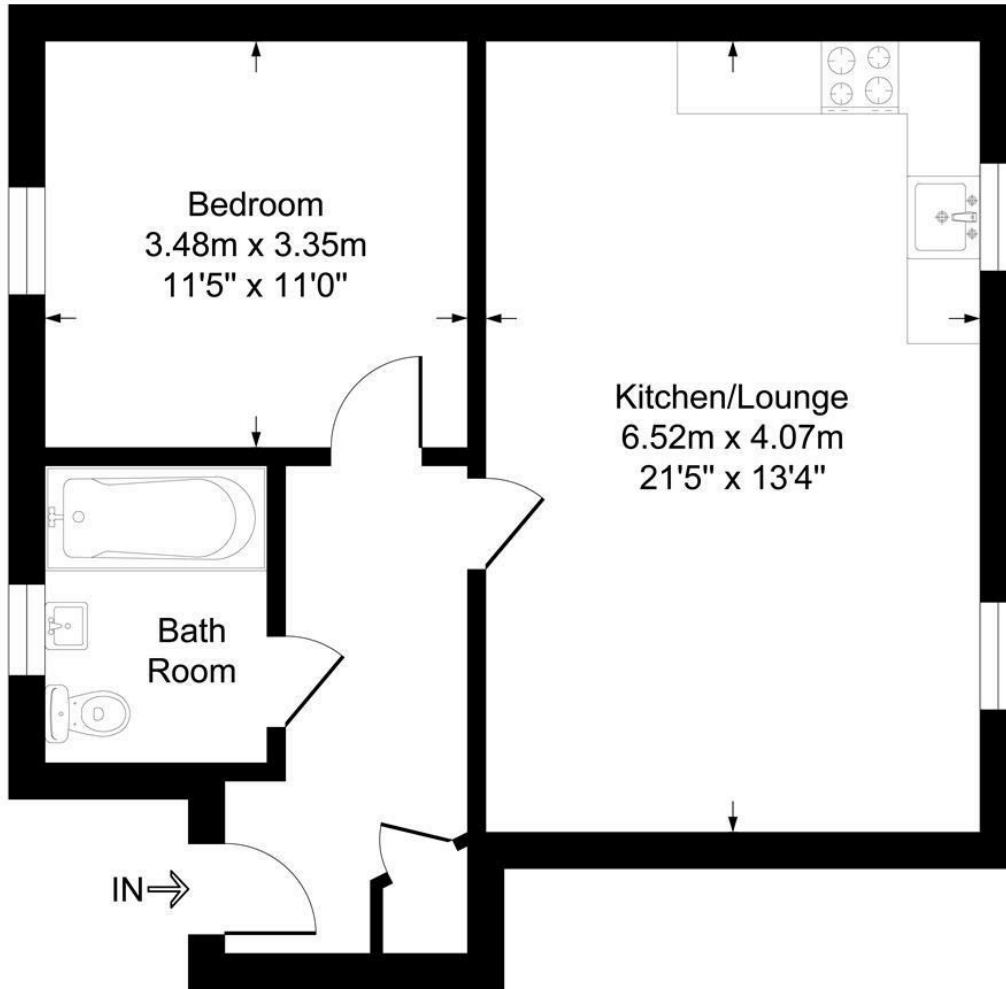
Bathroom

Bedroom

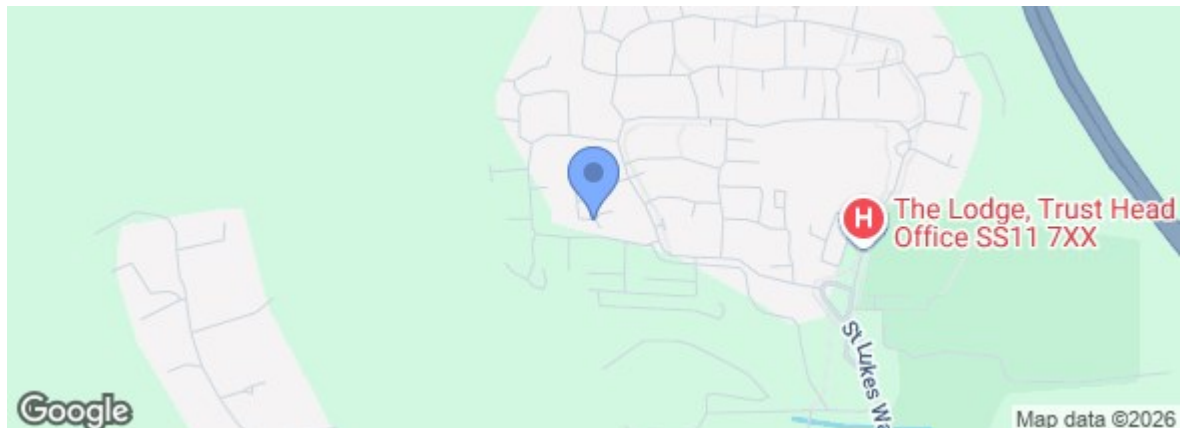
Open Plan Lounge/Dining/Kitchen

Baines Place

Approximate Gross Internal Floor Area = 51.3 sq m / 553 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.