



Bear Estate Agents are absolutely delighted to bring to the market, with NO ONWARD CHAIN, this beautifully presented two double bedroom first-floor apartment which profits from a lengthy lease in excess of 100 years, large communal gardens, TWO ALLOCATED PARKING SPACES plus the benefit of being just a very short walk from Wickford Station and rail links direct into London.

## Saffron Court, Wickford

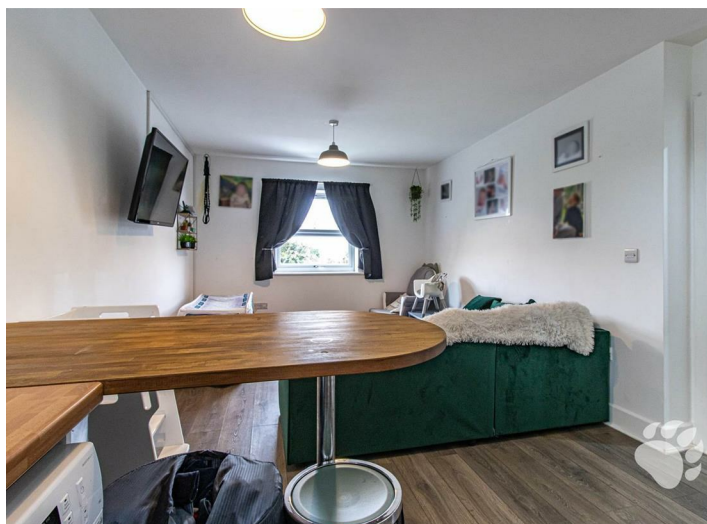
**£230,000**

Offers In The Region Of

- Two Double Bedroom First Floor Apartment
- Master Bedroom 11'10 x 11'4 Max Plus Bedroom Two 11'4 x 6'10
- Open Plan Kitchen/Living/Dining Area 20'10 x 11'
- Two Allocated Parking Spaces Plus Visitors Parking
- Walking Distance To Wickford Station & Town Centre
- Welcoming Entrance Hall Complete With Two Large Storage Cupboards
- Family Bathroom Suite 7'7 x 5'6
- Large Communal Garden Areas
- Lengthy Lease In Excess Of 100 Years
- No Onward Chain



# Saffron Court, Saffron Drive



Investor's Only, being sold with a sitting tenant...

Internally the new owner will be greeted by the welcoming entrance hall complete with two large storage cupboards. The entrance hall then allows access into all of the remaining living accommodation.

Both bedrooms are sizeable double bedrooms, the master bedroom measures 11'4 x 11'10 maximum whilst bedroom two measures a further 11'4 x 6'10.

The family bathroom suite measures 7'7 x 5'6 and consists of the washbasin, W/C and bathtub with overhead shower.

Worthy of special mention is the incredible open plan kitchen, living and dining area which measures an impressive 20'10 x 11'. The kitchen provides a wealth of both worktop space and storage space whilst the living and dining area offer the perfect environment in which to both entertain and relax.

Externally the property benefits from large communal gardens to the rear whilst the front provides allocated parking for two vehicles alongside visitor's parking.

The property is situated just a very short walk from Wickford Station and rail links direct into London. You are also just a short walk from Wickford Town Centre offering an abundance of shops and amenities.

Being sold with a lengthy lease in excess of 100 years and with NO ONWARD CHAIN, internal viewings come strongly recommended.

Investor's Only, being sold with a sitting tenant...

Leasehold - 107 Years Remaining.

Service, Maintenance & Ground Rent Approx £200 PCM.

Council Tax Band C.

Amount £1,908.72.

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 £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

## First Floor Apartment

### Welcoming Entrance Hall

### Two Large Storage Cupboards

### Master Bedroom

11'10 x 11'4

### Bedroom Two

11'4 x 6'10

### Bathroom Suite

7'7 x 5'6

### Open Plan Kitchen/Living/Dining Area

20'10 x 11'

### Large Communal Gardens

### Two Allocated Parking Spaces

### Visitors Parking

### Lengthy Lease In Excess Of 100 Years

### Walking Distance To Wickford Station

### Walking Distance To Wickford Town Centre

### No Onward Chain



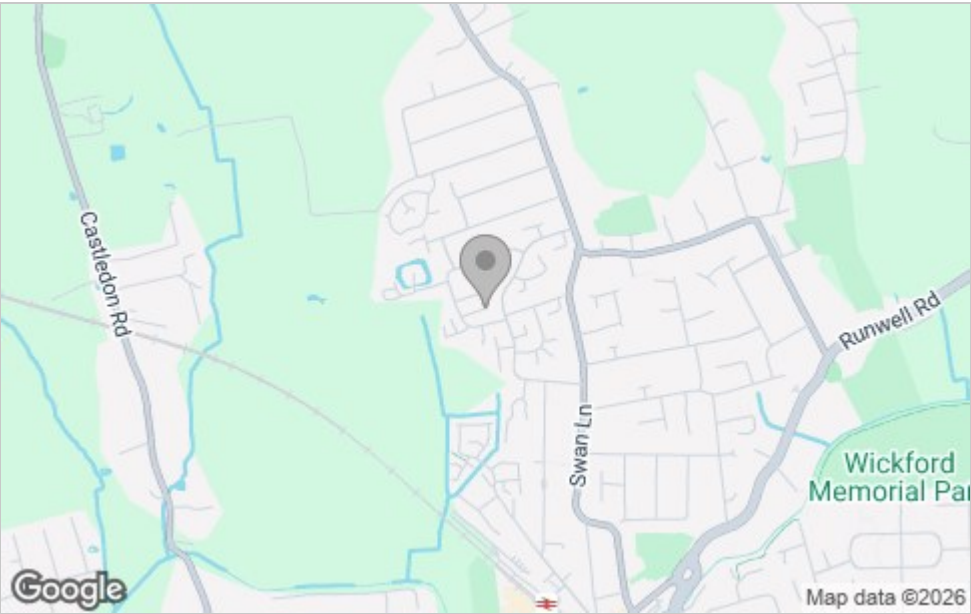




Floor Plan



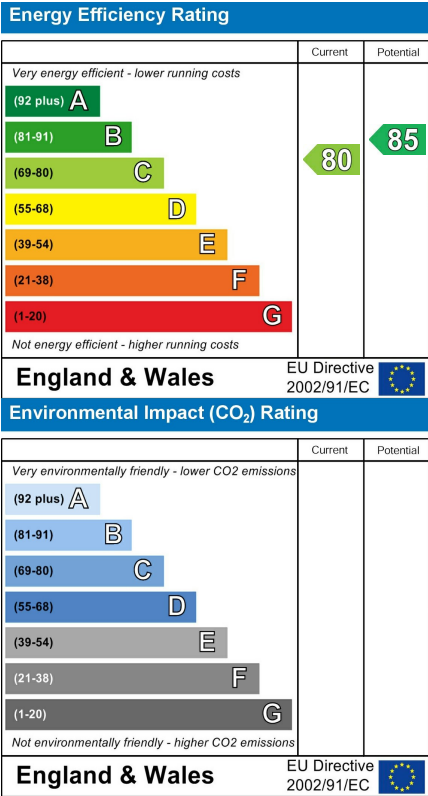
Area Map



Viewing

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

Energy Efficiency Graph



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.

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