





Offered for sale with NO UPPER CHAIN is this SPACIOUS two-bedroom FIRST FLOOR MAISONETTE situated within a prestigious development set within well maintained communal grounds and WALKING DISTANCE to excellent amenities, reputable local schools, and the mainline RAILWAY STATION.

Guide Price: £425,000

The property benefits from approximately 950 square feet of accommodation comprising an entrance hall, two double bedrooms, modern shower room, fabulous dual aspect living/dining room, fitted kitchen with Neff appliances and a range cooker, and a useful utility room. Wickwood Court is set off Woodstock Road North and is a mature development. The area is popular with families and is located close to excellent schooling and excellent shopping facilities with Marshalswick's The Quadrant being a short walk away. Additionally, there is a garage available for purchase within the development, subject to separate negotiations.

EPC Rating: C 74

Council Tax Band: D

Lease Information: 189 years from 24th of June 1973, 138 years remaining.





Entrance Hall

Living/Dining 8.36m x 3.77m (27'5" x 12'4").

Kitchen 3.27m x 2.40m (10'9" x 7'10").

Utility

Bedroom 1 4.10m x 3.18m (13'5" x 10'5").

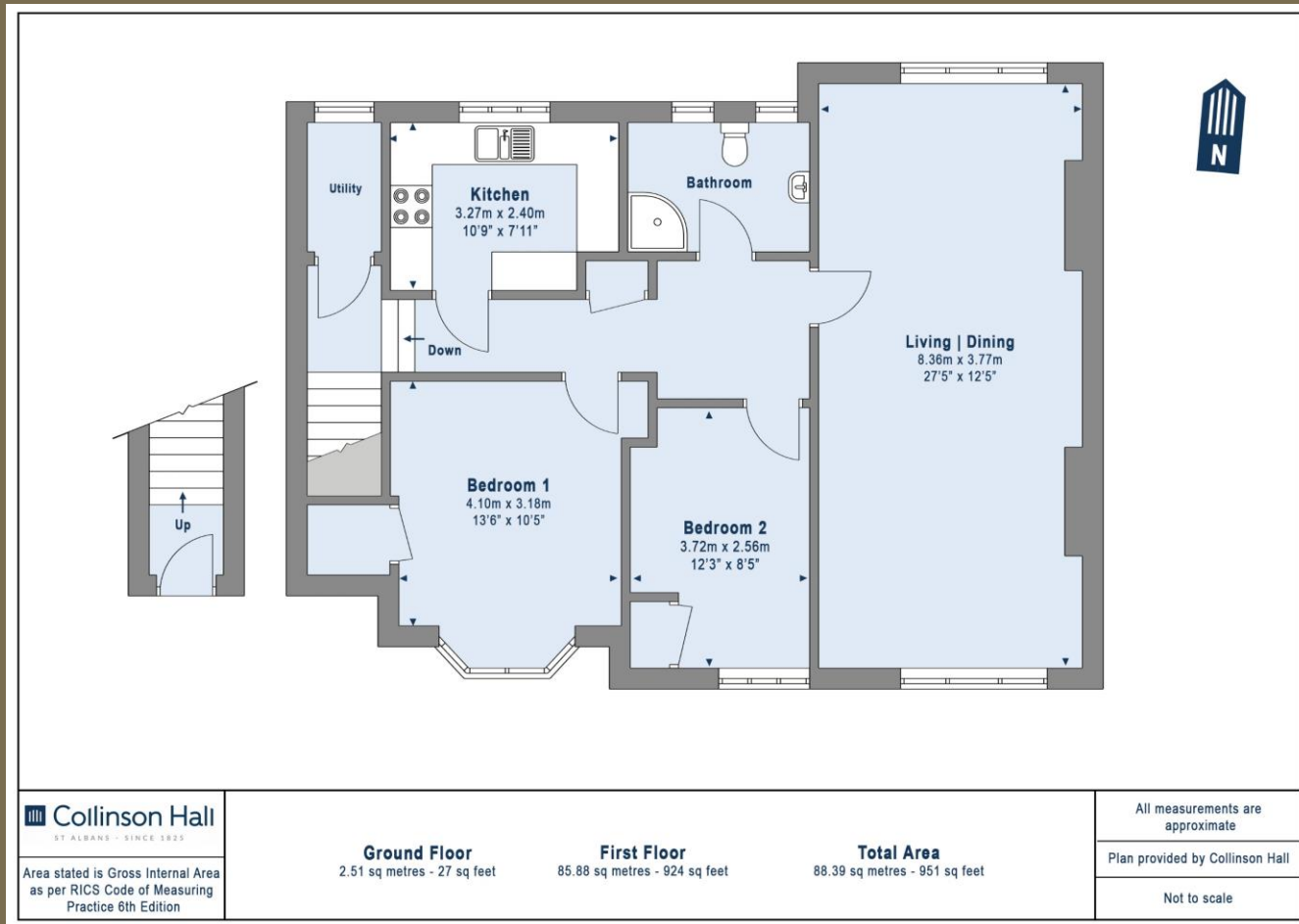
Bedroom 2 3.72m x 2.56m (12'2" x 8'5").

Bathroom

Communal Gardens







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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