



**BAINES PLACE**  
WICKFORD, SS11 7LJ

**OFFERS IN EXCESS OF £240,000**  
**LEASEHOLD**

\*\* ST LUKES PARK DEVELOPMENT - STRIKING ONE BEDROOM TOP FLOOR FLAT WITH LOFT SPACE AND A WONDERFUL OPEN PLAN LIVING EXPERIENCE - ALLOCATED PARKING & LONG LEASE - GUIDE PRICE £240,000-£250,000 \*\*

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# BAINES PLACE

- Salubrious St Lukes Park Development • Top floor flat with generous loft space • Double bedroom with a lovely outlook • Impressive entrance hallway with large storage cupboard • Luxury bathroom/w.c • Stunning open plan living/dining kitchen space with integrated appliances • Allocated parking bay and well tended communal grounds • Approx 995 year lease and sensible service charges • Nature reserve walks in close proximity • A superb first time purchase



RP&C Estate Agents are delighted to present this beautifully maintained top-floor apartment, complete with an impressive loft space, situated within the highly sought after St. Luke's Park development in Runwell.

This superb top floor apartment offers bright and well-proportioned accommodation throughout, beginning with a welcoming entrance hall featuring a substantial built-in storage cupboard, providing excellent practicality from the outset.

The bedroom is a spacious double, thoughtfully designed to accommodate wardrobes and additional furnishings with ease. The bathroom is elegantly appointed and finished to a high standard, creating a calm and contemporary feel.

At the heart of the property is the stylish open-plan living space, a superbly arranged lounge, dining and kitchen area that perfectly suits modern lifestyles.

The kitchen boasts a comprehensive range of integrated appliances, sleek cabinetry and quality "Amtico" flooring, seamlessly flowing through the living area to create an ideal environment for both everyday living and entertaining guests.

Further benefits include double glazing, gas central heating, allocated parking and a lengthy lease, together with sensible service charges that add to

the property's overall appeal.

Location -

St. Luke's Park remains one of Wickford's most desirable residential developments, known for its attractive surroundings and strong community atmosphere. Residents enjoy convenient access (short drive) to Wickford High Street, offering a selection of shops, cafés and amenities, as well as Wickford railway station, providing direct links into London Liverpool Street, ideal for commuters. The area also benefits from nearby green spaces, well-regarded local schools and excellent road connections via the A127 and A130.

This exceptional apartment represents an ideal opportunity for first-time buyers, downsizers or investors seeking a property in a prime and well-established location.

Early viewing is highly recommended.

## **Communal Hallway**

Stairs to all floors.

## **Entrance Hallway**

Large built in cupboard, wall mounted security video entryphone system. Loft access.

## **Open Plan Lounge/Dining/Kitchen**

## **Double Bedroom**

## Luxury Bathroom

## Well tended Communal Grounds

This includes a garden area and refuse storage facility.

## Allocated Parking

There is an allocated parking space.

## Agents Note

The property enjoys a healthy lease of approx 995 years. The service charge is approx £130 per month.

## BAINES PLACE





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## ADDITIONAL INFORMATION

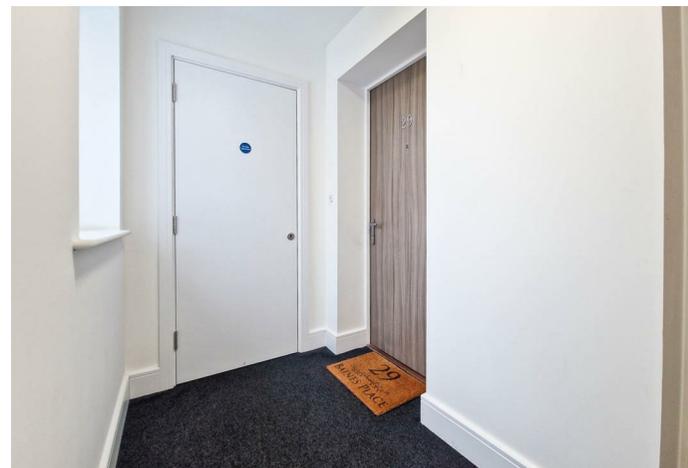
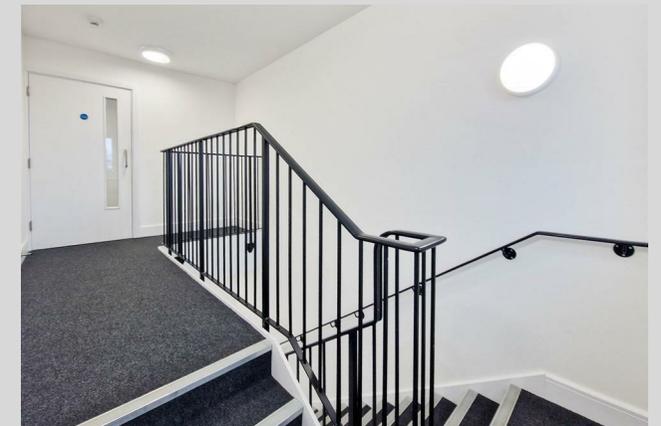
**Local Authority** – Chelmsford

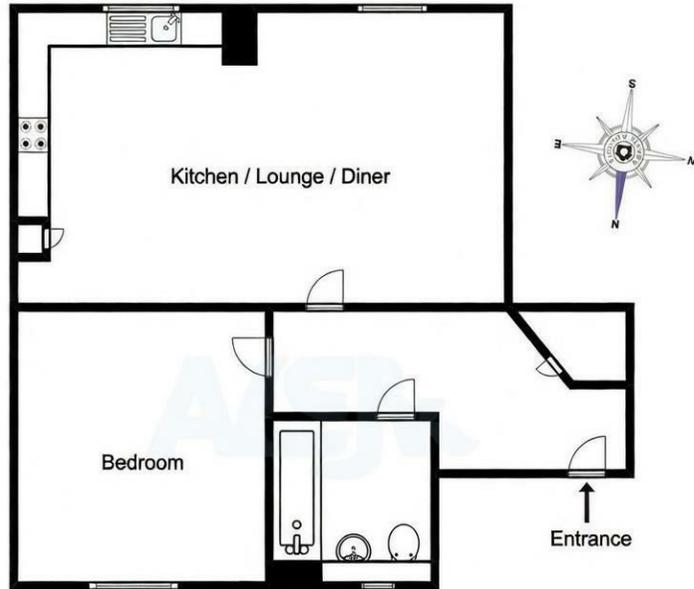
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 570.50 sq ft

**Tenure** – Leasehold





Approx. total  
floor area  
549 SQ.FT.  
51.09 SQ.M.

**Disclaimer**

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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