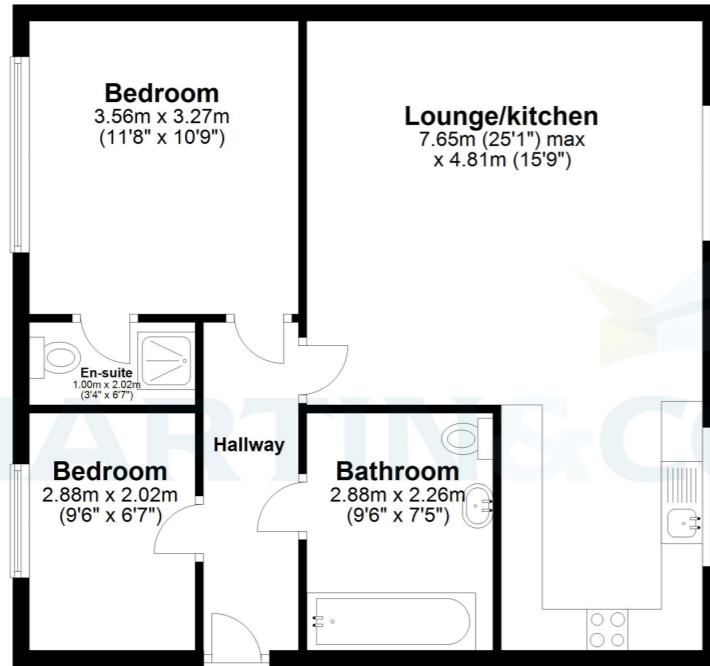


**Ground Floor**

Approx. 62.6 sq. metres (673.9 sq. feet)



Total area: approx. 62.6 sq. metres (673.9 sq. feet)

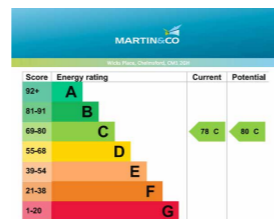
**Wicks place, Chelmsford**

**Martin & Co Chelmsford**

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

# Wicks Place, Chelmsford



MARTIN&CO

- 2
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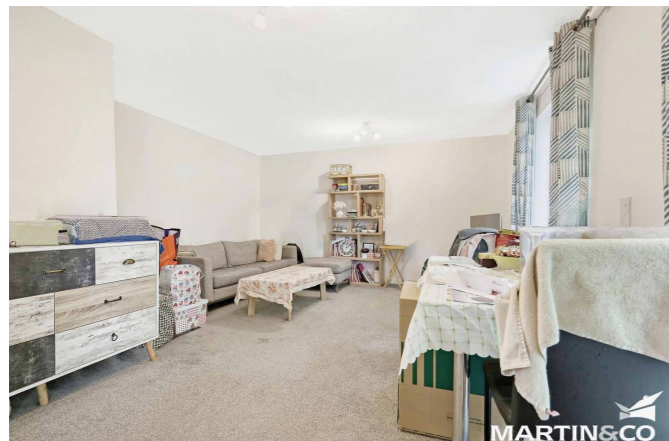
Martin & Co are pleased to offer this top floor apartment close to Chelmsford train and bus station.

**Guide Price £220,000 - £240,000**

# Wicks Place, Chelmsford

**Guide Price £220,000  
- £240,000**

- Modern
- Kitchen With Appliances
- Gas Heating
- Excellent Location
- Recently Installed Boiler
- 2 Balconies
- Top Floor
- Allocated Parking



## Welcome to Wicks Place

This property is a very good size and offers lounge, kitchen with appliances, 2 good size bedrooms, en-suite, main bathroom, 2 balconies & parking.

### Entrance into this stunning apartment

Communal door, security entry phone system, stairs to top floor  
Private front door into hallway, carpeted, doors to all rooms.

### Lounge and Kitchen

Lounge - Carpeted, 2 sets of French doors that open out to a balcony, TV point, telephone point  
Kitchen - Vinyl flooring, modern fitted kitchen with fridge freezer, integrated washing machine & dishwasher, built in oven, hob & extractor fan.

### Bedroom one & Bedroom two

First Bedroom: Featuring plush carpeting, built-in wardrobes for ample storage, and elegant French doors that open to a balcony, creating a bright and inviting space.  
Second Bedroom: Also carpeted for comfort, with a window to the rear offering a serene view and plenty of natural light.

### Bathroom

Featuring vinyl flooring, a modern white suite that includes a sink, WC, and a bath with a shower overhead.

### Room Dimensions

ENTRANCE HALL  
KITCHEN/LOUNGE  
25' 1" x 15' 9" (7.65m x 4.8m)  
MAIN BEDROOM  
11' 8" x 10' 9" (3.56m x 3.28m)  
BEDROOM TWO  
9' 6" x 6' 7" (2.9m x 2.01m)  
BATHROOM  
9' 6" x 7' 5" (2.9m x 2.26m)  
PARKING  
Allocated parking space for 1 car  
HEATING  
Gas central heating  
ENSUITE  
6' 7" x 3' 4" (2.01m x 1.02m)

