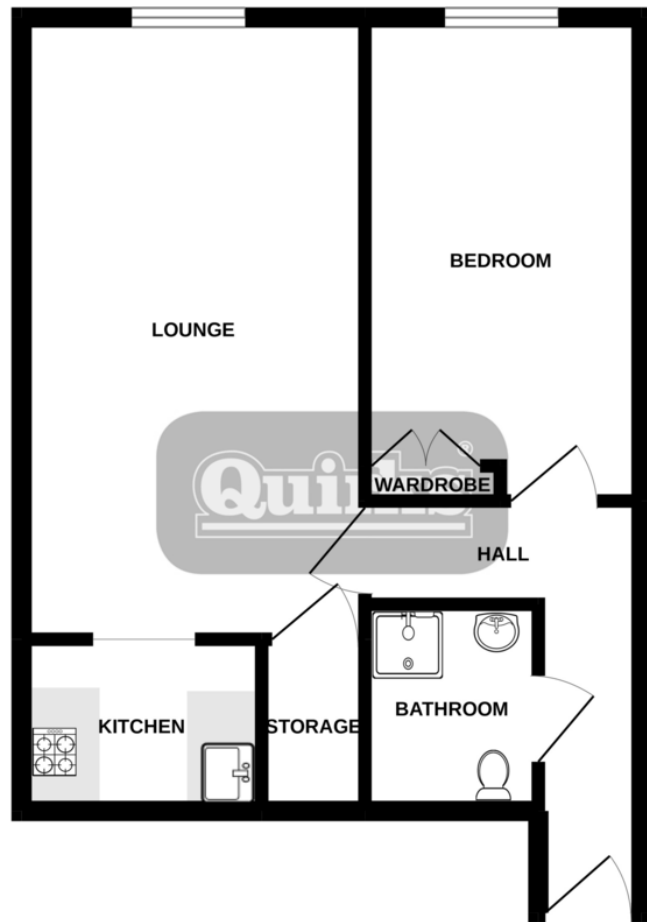


GROUND FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix ©2017. Made with Metropix ©2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	



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Whilst every care is taken with the production of these details they are in no way guaranteed. Applicants should therefore satisfy themselves as to their accuracy. In the event of an applicant requiring to travel any distance please contact Quirks with any queries you may have prior to your departure to avoid a wasted journey. All negotiations to be conducted through Quirks. All properties are offered subject to their remaining unsold and available. These details form no part of any contract.



Church End Lane
Runwell, Wickford, SS11 7DS

Asking Price Of £120,000

Property Features

- No Onward Chain
- Residents Lounge
- Laundry Room
- Bedroom 13' x 8'
-
- Lift Access
- Communal Gardens
- Lounge 18' x 10'
- Residents Parking
-

Full Description

1 BEDROOM RETIREMENT APARTMENT - NO ONWARD CHAIN. Situated in a convenient location on the Swan Lane side of Wickford close to local shops and town centre with its mainline station is this purpose built 1 bedroom first floor retirement apartment with no onward chain, lift access, residents lounge & communal gardens.

In accordance with National Trading Standards material information the vendor has informed us of the following estimated:

90 Years Remaining - Ground Rent £439.84pa - Ground Rent Review Period - in 2031
Service Charge £2077pa - Service Charge Review Period
Service charges are reviewed yearly
Council Tax Band: B

Intercom entry phone system to:

Personal entrance door to:

ENTRANCE HALL Access to loft space. Large built in cupboard. Entry phone system (untested).

LOUNGE 18' x 10' (5.49m x 3.05m) Double glazed window to rear. Electric Radiator (untested). Two wall lights (untested). Door to: storage cupboard
Archway to:



KITCHEN 7' x 5' (2.13m x 1.52m) Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Free standing fridge/freezer and oven (untested), extractor fan (untested). Tiled surround.

BEDROOM 13' x 8' (3.96m x 2.44m) Double glazed window to rear, electric heater (untested). Built in Wardrobes

SHOWER ROOM 6' x 5' (1.83m x 1.52m) Suite comprising of low level WC, wash hand basin and large shower cubicle. Extensive tiled surround. Extractor fan (untested)

COMMUNAL GARDENS The property enjoys a pleasant communal garden to rear with flower and shrub borders.

RESIDENTS PARKING The property benefits from a number of residents parking spaces.

AGENTS NOTE The development manager can be contacted from various points within the property in case of an emergency for periods when the manager is off duty. There is a 24 hour emergency Appello call system.

