

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

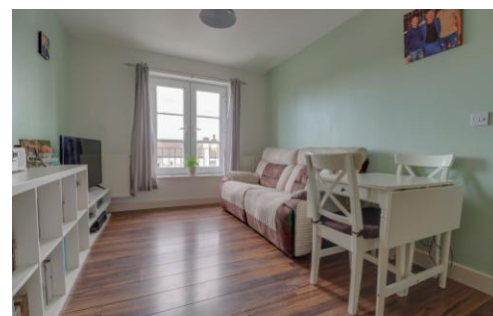
| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |



19 Willowdale Centre
High Street
Wickford
Essex
SS12 0RA

www.quirkandpartners.co.uk
wickford@quirkandpartners.co.uk
01268 560650

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.



Woodlands Road
Wickford, SS12 0AL

Asking Price Of £235,000

Property Features

- Living/Kitchen 18' 6 x 9' 6
- Bedroom 1 14' 2 x 8' 8
- Bedroom 2 11' 8 x 8' 7
- Bathroom
- Allocated Parking
- High Street Location
- Entry Phone System
- Lift to all Floors



panel enclosed bath unit with shower (untested) and screen. chrome radiator/towel rail (untested). Tiled surround. Downlighters to ceiling.

COVERED ALLOCATED PARKING The property benefits from gated access to carpark area with gated and covered parking space. Bin and bike store.

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

Years Remaining 113 - Ground Rent £150pa - Ground Rent Review Period - 25 years new review (2035)

Service Charge £1475,64pa - Service Charge Review Period - Service charges are reviewed yearly, using the previous years finalised accounts to estimate the next years budget (next due 06/2023)

Council Tax Band: C



Full Description

Situated in this high quality development minutes walk from town centre and mainline station is this 2 bedroom second floor apartment benefitting from accommodation including living/kitchen, bedroom 1, bedroom 2 and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) entry phone system (untested), lifts to all floors and secure allocated parking to rear with remote control gate. An internal viewing is strongly advised.

Entry phone system to:

COMMUNAL HALL Stairs and lifts to all floors.

Personal door to:

ENTRANCE HALL Intercom System (untested) Radiator (untested). Built in storage cupboard with space for washing machine. Gas fired boiler (untested).

LIVING/KITCHEN 18' 6" x 9' 6" (5.64m x 2.9m) Double glazed window to front. 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. Built in oven, hob and extractor fan above (all untested). Two radiators (untested).

BEDROOM ONE 14' 2" x 8' 8" (4.32m x 2.64m) Double glazed window to front. Radiator (untested).

BEDROOM TWO 11' 8" x 8' 7" (3.56m x 2.62m) Double glazed window to front. Radiator (untested).

BATHROOM 6' 5" x 5' 6" (1.96m x 1.68m) Three piece suite comprising of low level WC, vanity wash hand basin and