

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	92	92
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		



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Lower Southend Road
Wickford, Essex, SS11 8GD

Asking Price Of £250,000

Property Features

- 3 Bedrooms
- Secure Gated Parking
- Lift Access
- Close to Local Shops
- Balcony
- Close to Town Centre & Mainline Station
- Living Area 14'8 x 13'6
- Ideal For First Time Buyers

Full Description

Situated within minutes walking distance of town centre and mainline station is this spacious 3 bedroom Flat. The property further benefits from secure gated parking and balcony. An early inspection is strongly recommended.

Entry Phone System.

COMMUNAL HALL Stair and lift access to all floors.

Personal door to:

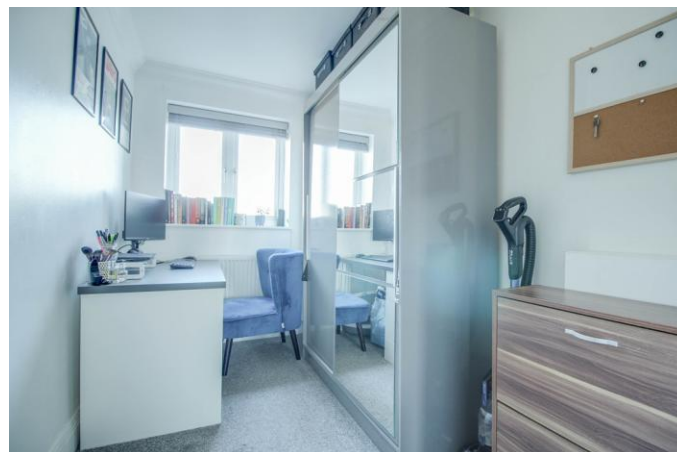
ENTRANCE HALL Radiator (untested). Intercom system.

BEDROOM ONE 12' 2" x 8' 10" (3.71m x 2.69m) Double glazed window to front. Double glazed door to balcony. Built in storage cupboard. Radiator (untested).

BEDROOM TWO 11' 10" x 8' 0" (3.61m x 2.44m) Double glazed window to front. Radiator (untested).

BEDROOM THREE/OFFICE 9' 6" x 6' (2.9m x 1.83m) Double glazed window to rear. Radiator (untested). Storage cupboard.

BATHROOM Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower (untested) and screen. Chrome radiator/rail (untested). Part tiling to walls.



KITCHEN 10' 4" x 7' 10" (3.15m x 2.39m) Double glazed window to rear. Range of base and wall mounted units providing drawer and cupboard space with granite work top surface extending to incorporate inset sink unit with cupboard beneath. Built in oven, hob and extractor fan above (all untested). Integrated fridge freezer, washer/dryer & dishwasher (appliances untested). Radiator (untested). Tiled floor.

LIVING AREA 14' 8" x 13' 6" (4.47m x 4.11m) Double glazed window to front. Double glazed door leading to:

BALCONY Views extending over Wickford.

ALLOCATED SECURE PARKING The property benefits from gated allocated parking for 1 vehicle.

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

Years Remaining: 108 - Ground Rent £50 Per Quarter - Service Charge £564.24 Per Quarter - Review Periods - Quarterly

Council Tax Band: C

