



High Street, Wickford

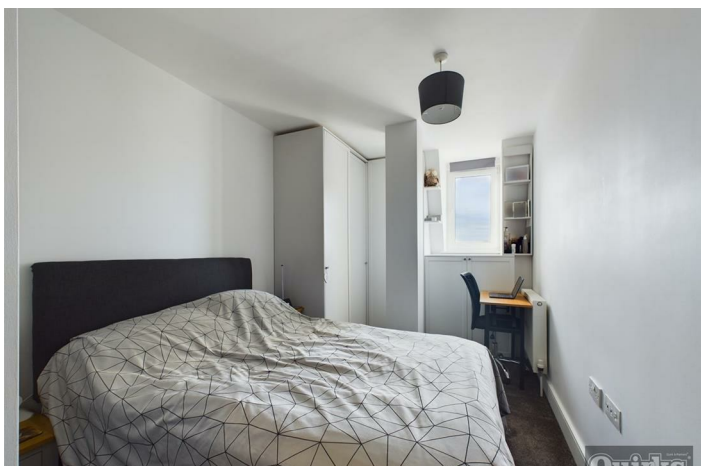
£190,000

- TWO BEDROOMS
- GAS CENTRAL HEATING
- SECURE ALLOCATED PARKING
- VERY CLOSE TO RAILWAY STATION
- EPC - C
- TOP FLOOR
- DOUBLE GLAZED
- HIGH STREET LOCATION
- LIFT ACCESS
- COUNCIL TAX - BASILDON - C

A TWO BEDROOM TOP FLOOR TOWN CENTRE APARTMENT located a stones throw from WICKFORD RAILWAY STATION and HIGH STREET wit SECURE CAR PARKING to rear. Further attributes include GAS CENTRAL HEATING< DOUBLE GLAZING and OPEN PLAN LIVING ROOM and KITCHEN. This property is served by a LIFT and also has BICICLE storage facilities and and and EPC rating of C to keep those pesky bills to a minimum. VIEWING is ADVISED



Council Tax Band: C



COMMUNAL ENTRANCE HALL

Access to parking area, bin store and bike storage area, mailboxes, Lift to THIRD FLOOR

ENTRANCE HALL

Street door to entrance hall, doors to accomodation, security entry phone telecom, radiator, access storage cupboard

BEDROOM ONE

19'6 x 9'2

Double glazed window to flank, radiator, fitted wardrobe, shelving and cupboard

BEDROOM TWO

13'2 x 8'3

Double glazed window to flank, radiator

BATHROOM

7'11 x 5'7

Three piece suite in white comprising pannelled bath with shower and screen, circular glass wash hand basin and low level wc, extractor, radiator, tiled walls

LOUNGE/KITCHEN OPEN PLAN

19'4 max x 13'4 max

Three double glazed windows, radiator, range of kitchen units to both ground and eye level incorporating inset sink unit with mixer taps, built in oven and hob with cooker hood over, space

fridge/freezer, space and plumbing washing machine, tiled splash backs, space and plumbing for slimline dishwasher, the seller has indicated that some of the kitchen appliances may be for sale by separate negotiations

SECURE PARKING

Allocated space behind automatic gates for security, accessed via THE WILLOWS

AGENTS NOTE

Lease 125 years from 01/01/2004

Service Charge £2046 per annum

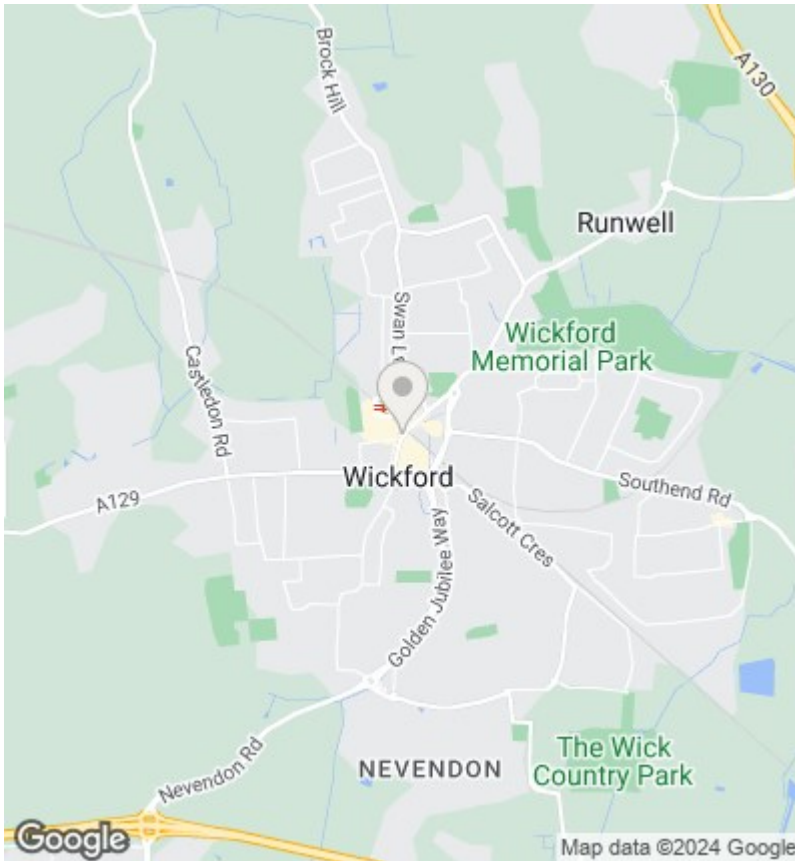
Ground Rent £150 per annum double every 25 Years

The boiler was replaced in January this year and has a five year warranty

DISCLAIMER


PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.





EPC Rating:

C

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

Ground Floor

Approx. 61.6 sq. metres (663.3 sq. feet)

