



## Stilemans, Wickford

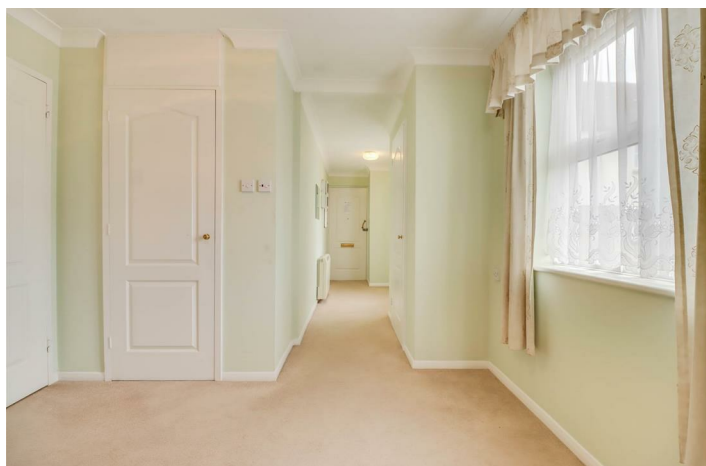
£198,000

- Communal Entrance Hall
- Kitchen 8'2 x 5'8
- Bathroom
- Parking & Visitors Parking
- Lounge 13'10 x 11'8
- Bedroom 13'10 x 10'4
- Communal Gardens
- No Onward Chain

RETIREMENT APARTMENT. WALKING DISTANCE OF TOWN CENTRE & SHOPS. SECURITY ENTRY SYSTEM. NO ONWARD CHAIN. Situated in a particularly convenient LOCATION close to town centre with its shops and mainline station is this purpose built 1 bedroom first floor retirement apartment benefiting from accommodation including entrance hall with dual storage cupboards, lounge 13'10 x 11'8, kitchen 8'2 x 5'8, bedroom 13'10 x 10'4' and bathroom. The property's specification includes double glazed windows and electric heating (untested), security entry phone system, additional facilities including laundry room residents lounge and on-site manager with communal gardens and residence parking.



Council Tax Band: A



Communal Entrance Hall  
Entrance to individual apartments and access to lift, further access to wardens office, communal lounges and laundry room

#### Entrance Hall

22'7 x 13'10

Two double glazed windows to side. Dimplex heater (untested). Coved ceiling. Access to loft. Built in storage cupboard. Airing cupboard with fitted shelving.

#### BEDROOM

13'10 x 10'4

Double glazed window to rear. Storage heater (untested). Fitted wardrobe cupboards with drawers and vanity unit. Coved ceiling.

#### BATHROOM

6'10 x 5'6

Three piece suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower (untested). Extractor fan (untested). Storage heater (untested).

#### LOUNGE

13'10 x 11'8

Double glazed window to rear. Storage heater (untested). Coved ceiling.

#### KITCHEN

8'2 x 5'8

Double glazed window to side. Range of base and wall mounted units providing drawer and

cupboard space with work top surface extending to incorporate inset sink unit. Tiled surround. Recess for fridge freezer and washing machine. Built in oven, hob and extractor fan (untested). Storage heater (untested).

#### Exterior

Communal gardens for the use of the residents and communal parking area's

#### LEASE DETAILS

LEASE 99 YEARS FROM

01/04/1988

GROUND RENT £280 PER ANNUM

SERVICE CHARGE £1980

COUNCIL TAX BAND D

AN INTERVIEW WILL BE REQUIRED WITH THE ESTATE MANAGER





EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 