

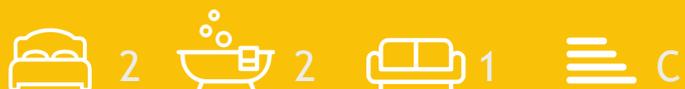


Ramsden Court, Wickford

£240,000

- Lounge/Kitchen 24'6 x 11'1
- Ensuite Shower Room
- Bathroom
- Allocated & Visitors Permit Parking
- Bedroom 1 12'11 x 8'9
- Bedroom 2 12'11 x 8'6
- Communal Gardens & Balcony

2 BEDROOM GROUND FLOOR APARTMENT. EN-SUITE & BATHROOM. ALLOCATED PARKING & VISITORS PERMIT PARKING. A spacious ground floor purpose built two bedroom flat on a popular development, convenient for many local amenities including High Street shops, main line Railway Station, parks, schools, country park and much more. Readily accessible to main routes. Viewing is highly recommended.



Council Tax Band: C



Entrance:

Security entry system and communal door to; Communal hallways and Own Front Door to;

Spacious Hallway:

Laminate flooring, wall mounted heater (not tested), built in cupboard, smooth ceiling.

Open Plan Lounge / Fitted Kitchen:

24'6 x 11'1

Dual aspect double glazed windows smooth ceiling with inset down lights, laminate flooring, Fitted work surfaces to two walls with range of cupboards below. Inset sink. Ceramic hob and splash screen with cooker hood over and fitted oven, integrated fridge and freezer to remain. (Appliances un-tested) Range of wall mounted cupboards. Double glazed French doors to:

Personal Balcony:

Bedroom One:

9'3 > 12'11 x 8'9

Double glazed window, smooth ceiling, wall mounted electric heater (Not tested) Built in double wardrobes with sliding mirror doors. Door to;

En-Suite:

Modern suite comprising low level WC with concealed flush, wash basin and shower cubicle with sliding splash doors. Part tiled walls. Chrome effect heated towel rail (Not tested) smooth ceiling, part tiled walls, extractor fan.

Bedroom Two:

12'11 x 8'6 > 6'4

Double glazed window, wall mounted electric heater (Not tested) smooth ceiling.

Bathroom:

7' x 5'7 > 6'5

White suite comprising low level WC with concealed flush, wash basin and panel bath. Smooth ceiling with inset down lights, heated chrome effect towel rail (Not tested) extractor fan, part tiled to two walls.

Exterior:

Comunal gardens. Allocated Parking for one vehicle.

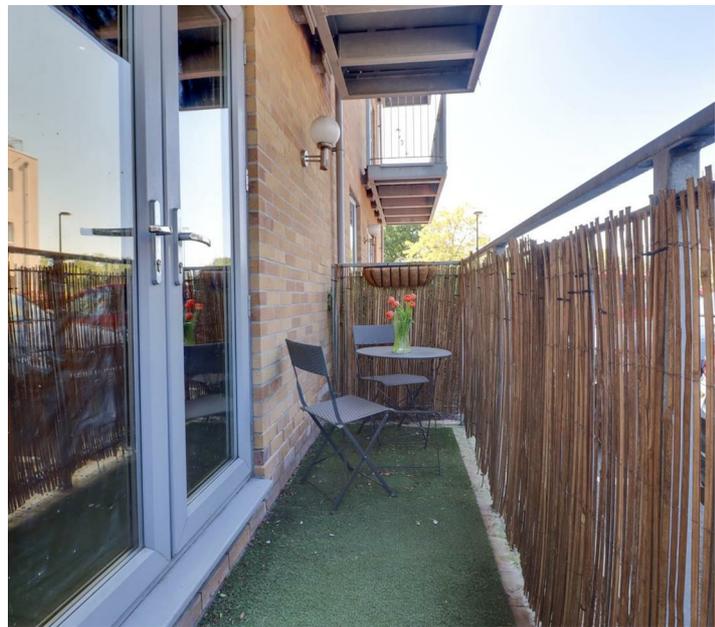
Lease Information

125 years from 1.8.2014 - approx 114 years remaining

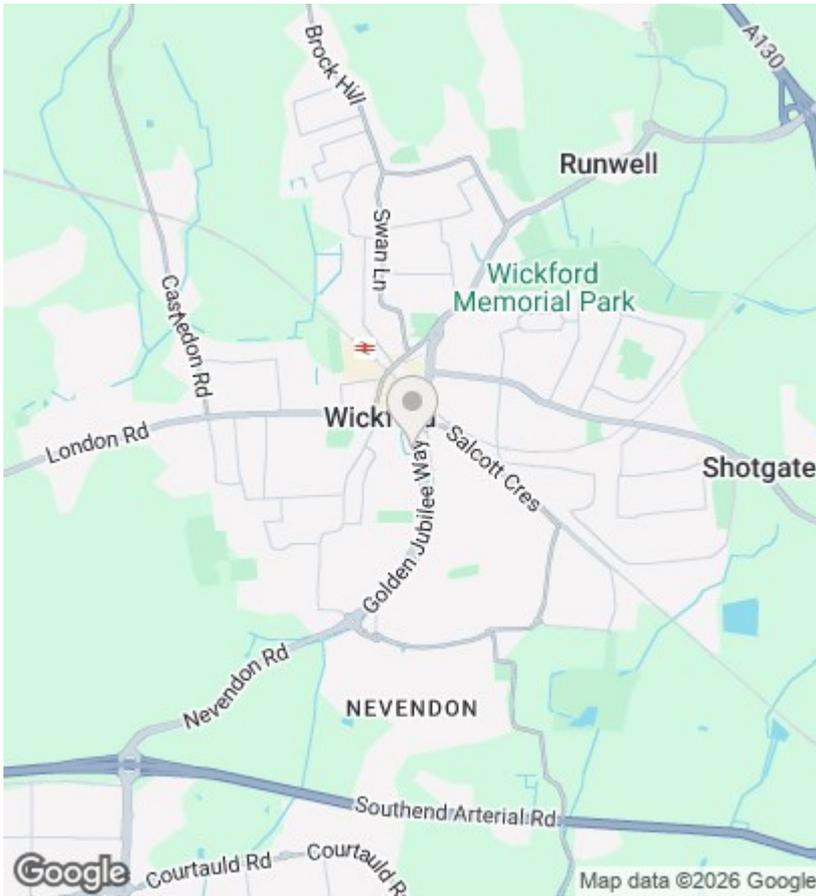
Ground rent : £325.14

Service Charge; £1,828.50









EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Ground Floor

Approx. 66.5 sq. metres (716.1 sq. feet)

