



## Pepys Court, Wickford

£247,500

- Spacious Entrance Hall 19'4 x 5'2
- Refitted Kitchen 12'5 x 6'8
- Bedroom 2 13'8 x 7'6
- 2 Allocated Parking Space
- Lounge 15' x 13'2
- Bedroom 1 10'2 x 11'6
- Updated Bathroom
- Communal Gardens

2 BEDROOM GROUND FLOOR APARTMENT. 2 ALLOCATED PARKING SPACES. CLOSE TO TOWN CENTRE, MAINLINE STATION & A127. 15FT LOUNGE. 11' KITCHEN. Situated on the Nevendon Road side of Wickford set within easy access of town centre, mainline station and A127 is this 2 bedroom ground floor apartment benefitting from accommodation including lounge 15' x 13'2, recently refitted kitchen 12'5 x 6'8, 2 bedrooms and updated bathroom. The property's specification includes double glazed windows and gas fired radiator heating, communal gardens and 2 allocated parking spaces.



Council Tax Band: C





### ENTRANCE DOOR

Leading to:

### COMMUNAL HALL

Personal door to:

### SPACIOUS ENTRANCE HALL

19'4 x 5'2

Built in storage cupboard. Airing cupboard housing updated boiler and space for tumble dryer.. Double glazed window to front. Radiator in casement surround. Laminate finish to floor extending to:

### LOUNGE

15' x 13'2

Double glazed French doors and double glazed windows to front.

### RECENTLY REFITTED KITCHEN

12'5 x 6'8

Double glazed window to front. Radiator in casement surround. Range of recently refitted base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Space for fridge freezer and washing machine. Built in oven, hob and extractor fan. Tiled surround.

### BEDROOM ONE

11'6 x 10'2

Double glazed window to front. Radiator in casement surround.

### BEDROOM TWO

13'8 x 7'6

Double glazed window to front. Radiator in casement surround.

### UPDATED BATHROOM

6'5 x 6'

Double glazed opaque window to front. Updated suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower and screen. Extensive tiling to walls and floor. Radiator/rail.

### BIN STORE

### TWO ALLOCATED PARKING SPACE

The property benefits from 2 allocated parking spaces.

### COMMUNAL GARDENS

The property benefits from communal gardens. Bike shelter.

### LEASE INFORMATION

150 YEARS FROM 2006

APPROX. 133 YEARS

REMAINING

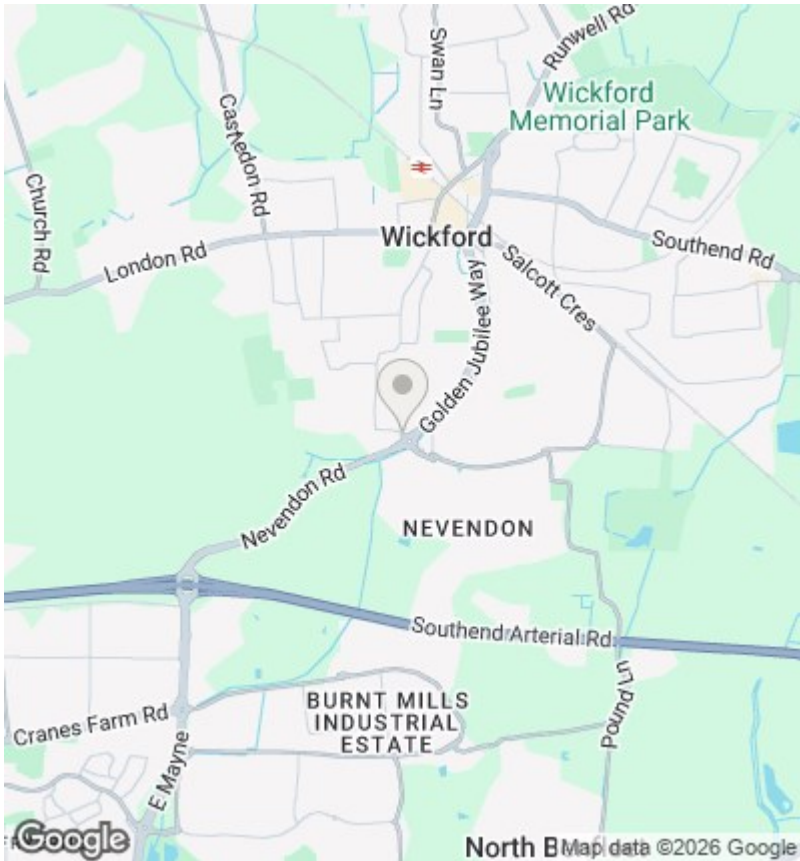
SERVICE CHARGE £1,500 PER ANNUM,  
GROUND RENT £168 PER ANNUM .

REVIEW PERIOD:

### DISCLAIMER

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

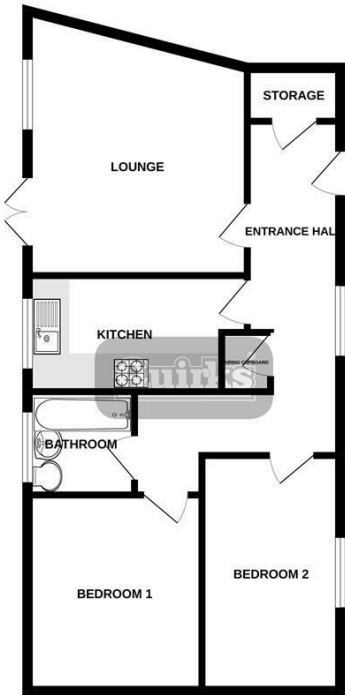




EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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



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. Metrepx 12017 Made with Metrepx 12017