



## Riverview, London Road, Wickford

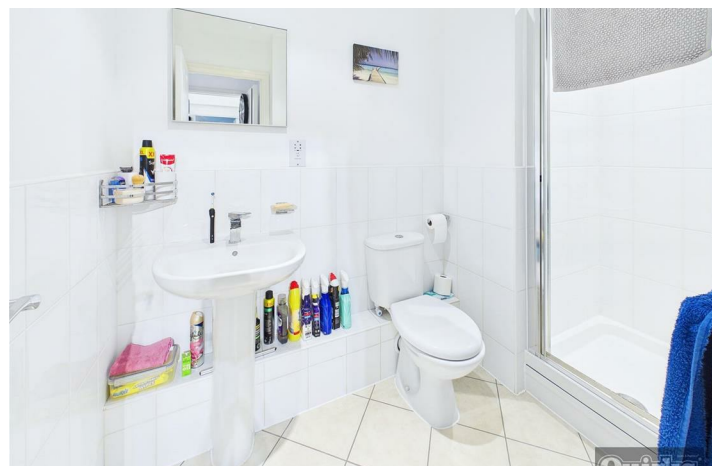
£240,000

- TWO BEDROOMS
- PARKING
- GAS CENTRAL HEATING
- VIEWS TO REAR
- COUNCIL TAX - C- BASILDON
- ENSUITE
- SUN BALCONY
- DOUBLE GLAZED
- BUILT IN APPLIANCES
- EPC - TBC

A PURPOSE BUILT 2 BEDROOM APARTMENT situated on the FIRST FLOOR of this development which is located close to WICKFORD HIGH STREET and it's multiple retail outlets and MAINLINE RAILWAY STATION. There is PARKING and to the rear of the apartment there is a PRIVATE BALCONY that has a SOUTHERLY ASPECT. Further benefits include ENSUITE and GAS CENTRAL HEATING. We would urge interested applicants to view to avoid disappointment.

 2  2  1  B

Council Tax Band: C



### COMMUNAL ENTRANCE

Security controlled entrance door, STAIRS or LIFT to first floor

### FLAT ENTRANCE HALL

Wood effect floor covering, radiator, doors to accommodation and storage, security intercom for security door

### OPEN PLAN

#### LIVING/KITCHEN

21'5 x 12'4

Double glazed doors to SUN BALCONY, wood effect floor covering, radiator x 2, Extensive range of units to both ground and eye level with complimentary roll edged work surfaces, inset sink with drainer and mixer taps, tiled splash backs, under unit lighting, integrated appliances including OVEN, HOB, COOKER HOOD with STAINLESS STEEL SPLASHBACK, DISHWASHER, FRIDGE/FREEZER and WASHING MACHINE

### BATHROOM

Three piece suite in white comprising pannelled bath with shower tap, pedestal wash hand basin, low flush wc, part tiled walls, tiled floor radiator, extractor fan

### BEDROOM ONE

11'11 x 8'10

Double glazed window,

radiator, fitted wardrobe, door to ENSUITE

### ENSUITE

Shower cubicle, pedestal wash hand basin, low flush wc, radiator, part tiled walls and tiled floor, extractor fan

### BEDROOM TWO

11'3 x 8'1

Double glazed window, radiator

### BALCONY

Southerly Facing with railing

### ALLOCATED PARKING

Allocated parking space, numbered

### LEASE INFORMATION

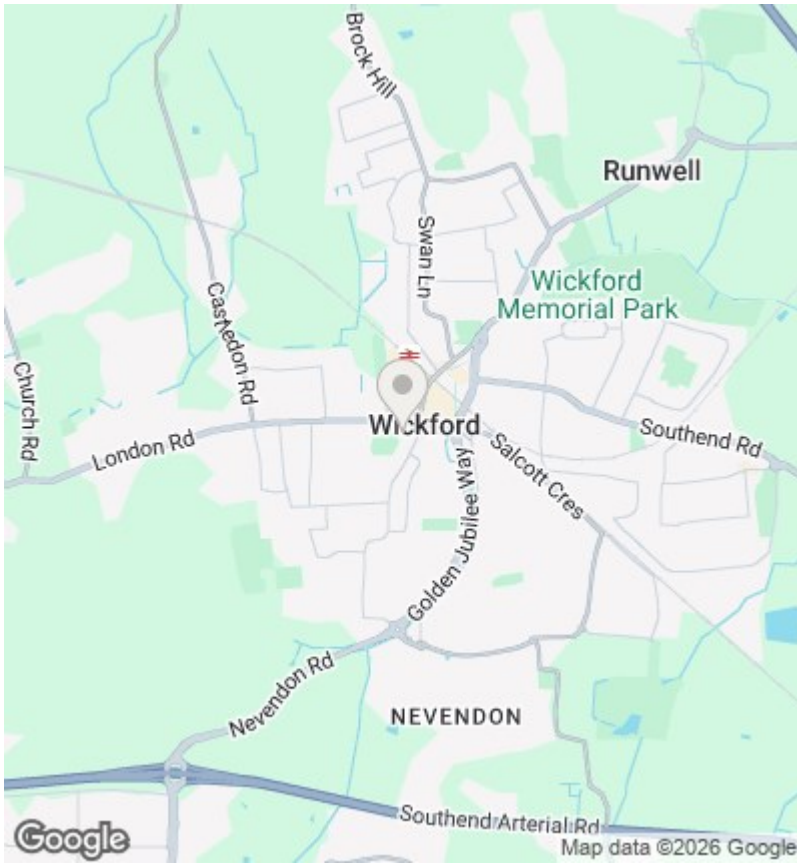
LEASE 125 Years from 1/3/2008

SERVICE CHARGE £1741.08 PER ANNUM REVIEWED YEARLY  
GROUND RENT £250 PER ANNUM

### 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:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

