



## Golden Jubilee Way, Wickford

£250,000

- SPACIOUS 2 BEDROOM GROUND FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- KITCHEN WITH INTEGRATED APPLIANCES
- DUAL SECURITY ENTRY SYSTEM
- LARGE SOUTHERLY OUTSIDE TERRACE
- BATHROOM AND EN-SUITE SHOWER ROOM
- LIVING ROOM WITH DIRECT ACCESS TO TERRACE
- ALLOCATED PARKING AND VISITORS PERMIT PARKING

2     C

Council Tax Band: C



COMMUNAL ENTRANCE  
HALL

Entry phone system.

INNER HALLWAY

PERSONAL ENTRANCE  
HALL

Karndean finish to floor.  
Storage/airing cupboard.

BEDROOM 1

13'6 x 9'10 (+ w/robes)  
Double glazed window to  
rear. Fitted wardrobe  
cupboards. Electric  
radiator (untested).

EN-SUITE SHOWER ROOM

Suite comprising of low  
level WC, wash hand  
basin and large shower  
cubicle. Tiled surround.  
Electric radiator/rail  
(untested). Extractor fan  
(untested).

BEDROOM 2

9'8 x 9'  
Double glazed window to  
rear. Fitted wardrobe  
cupboards and desk unit.  
Electric radiator  
(untested).

BATHROOM

9' x 6'4  
Suite comprising of low  
level WC, pedestal wash  
hand basin and panel  
enclosed bath unit.  
Electric radiator/rail  
(untested).

LIVING ROOM

13'8 x 12'6  
Double glazed window to  
rear. Double glazed French  
doors and double glazed  
panelling to terrace.  
Electric radiator  
(untested). Laminate  
finish to floor.

KITCHEN AREA

9'2 x 8'8  
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  
with cupboard beneath.  
Built in oven, induction  
hob and extractor fan  
above (all untested).  
Integrated fridge freezer  
and washing machine  
(appliances untested).  
Tiled surround. Electric  
heater (untested).

LARGE SOUTHERLY  
TERRACE

approx 30'  
The property benefits  
from southerly terrace.

ALLOCATED PARKING  
SPACE

VISITORS/PERMIT PARKING

LEASE INFORMATION  
125 YEARS FROM 2014  
APPROX. 116 YEARS  
REMAINING SERVICE



CHARGE 23'/24' £1528.16 GROUND RENT £340.  
REVIEW 2024 8 YEARLY and THEREFTER 5  
YEARLY.







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>	74	74
(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 	