



## Pepys Court, Wickford

£255,000

- Lounge/Diner 15' X 13'2
- 2 Bedrooms
- Communal Gardens
- Bin & Bike Store
- Kitchen 12'4 X 6'8
- Refitted Bathroom
- 2 Allocated Parking Spaces

2 BEDROOM TOP FLOOR APARTMENT 2 PARKING SPACES. CLOSE TO TOWN CENTRE, MAINLINE STATION & A127. ALLOCATED PARKING. 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 top floor apartment benefitting from accommodation including lounge/Diner 15' x 13'2', kitchen 12'4 x 6'8, 2 bedrooms and bathroom. The property's accommodation includes double glazed windows and gas fired radiator heating (untested) 2 allocated parking spaces. EPC Rating C.



Council Tax Band: C



Stairs to:

Personal door to:

### SPACIOUS ENTRANCE HALL

Double glazed window to front. Radiator (untested). Laminate finish to floor. Large built in storage cupboard. Utility cupboard housing space and provision for washing machine and gas fired boiler (untested).

### BEDROOM TWO

14' x 7'6

Double glazed window to front. Radiator (untested).

### BEDROOM ONE

Double glazed window to rear. Radiator (untested).

### REFITTED BATHROOM

Double glazed opaque window to rear. Refitted suite comprising of enclosed low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Tiled surround. Radiator/rail (untested). Downlighters to ceiling. Extractor fan (untested).

### KITCHEN

12'4 x 6'8

Double glazed window to rear. 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. Space for dishwasher. Built in oven, hob, microwave with extractor fan above (all untested). Integrated fridge freezer (untested). Tiled surround. Radiator (untested).

### LOUNGE/DINER

15' x 13'2

Double glazed French doors to Juliette balcony and double glazed window to rear. Radiator (untested). Laminate finish to floor.

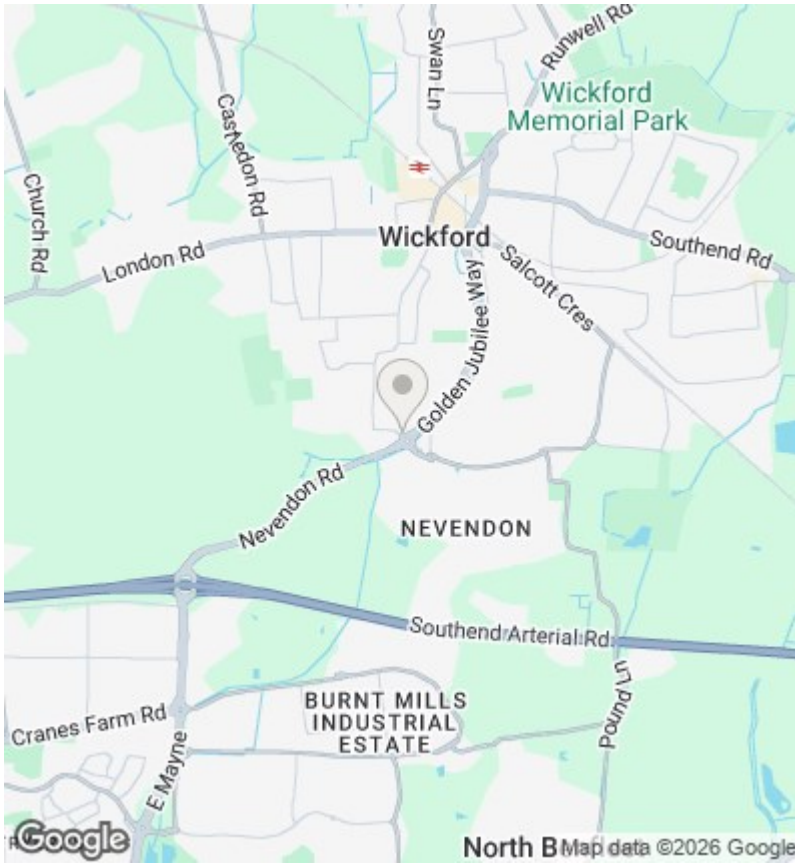
### ALLOCATED PARKING

The property benefits from 2 allocated parking spaces. Bin and bike store.

### LEASE INFORMATION

150 YEARS FROM 2006 APPROX. 133 YEARS REMAINING SERVICE CHARGE £1,272.48 PER ANNUM, GROUND RENT 167.99 PER ANNUM . REVIEW PERIOD:



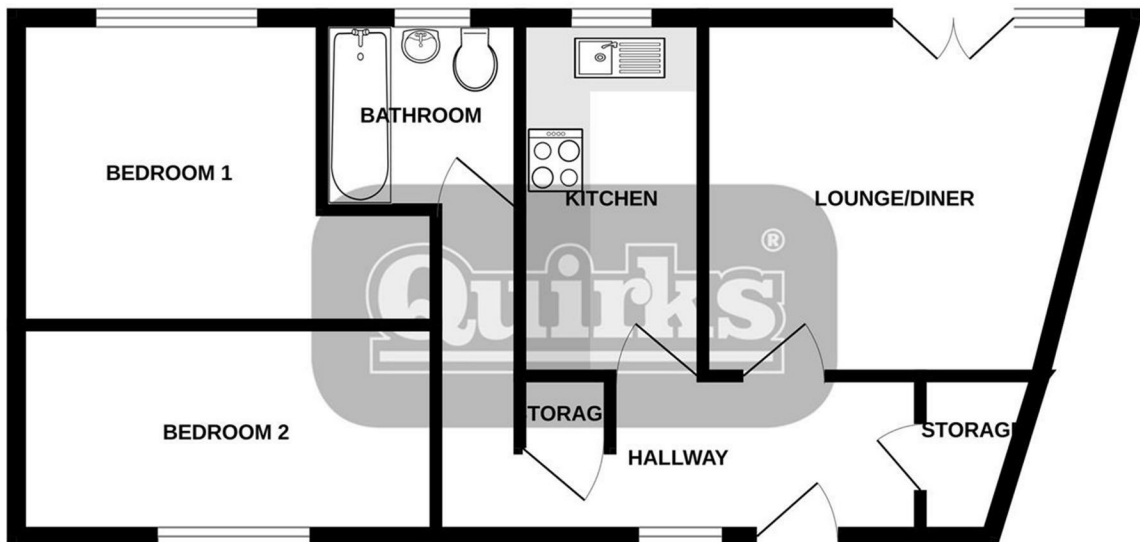


EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 79                      | 79        |
| (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 |           |

GROUND FLOOR



This floor plan is for illustrated 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. Meters 09/17