

River View, London Road, Wickford

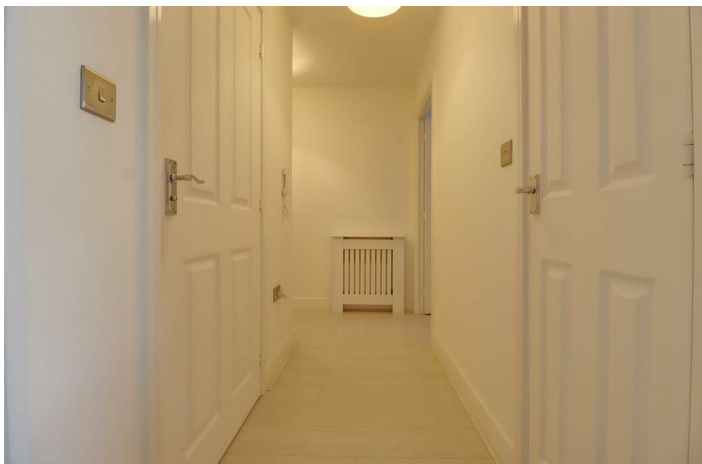
£210,000

- Entrance Hall 10'4 x 10'
- Kitchen Area 9'9 x 6'3
- Bathroom 7'2 x 6'2
- Close to Town Centre & Station
- Lounge/Diner 17'2 x 12'5
- Bedroom 11'4 x 10'3
- 1 Allocated Parking Space

ONE BEDROOM FIRST FLOOR APARTMENT. 17'2 LOUNGE/DINER. 9'9 KITCHEN AREA. ONE ALLOCATED PARKING SPACE. NO ONWARD CHAIN. Situated on the popular London Road area close to town centre and mainline station is this one bedroom apartment offering accommodation including entrance hall 10'4 x 10', lounge/diner 17'2 x 12'5, kitchen area 9'9 x 6'3, bedroom 11'4 x 10'3 and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) and one allocated parking space.



Council Tax Band: B



Security entrance door:

COMMUNAL HALLWAY

Stairs and lifts to all floors.

Personal door to:

ENTRANCE HALL

10'4 x 10'

Laminate finish to floor.
Radiator (untested).
Double storage cupboard.
Entry phone system (untested).
Storage cupboard housing combi boiler (untested).

LOUNGE/DINER

17'2 x 12'5

Double glazed French doors to Juliette balcony with fitted blinds. Two radiators (untested).

KITCHEN AREA

9'9 x 6'3

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, hob and extractor fan above (all untested). Space for washing machine and fridge freezer. Laminate finish to floor.

BEDROOM ONE

11'4 x 10'3

Double glazed window to front. Radiator (untested). Laminate finish to floor.

BATHROOM

7'2 x 6'2

Three piece suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower (untested) and screen. Chrome heated towel rail (untested). Part tiling to walls and tiling to floor.

ALLOCATED PARKING

The property benefits from one allocated parking space.

LEASE INFORMATION

Years Remaining approx 123 years - Ground Rent £ 200 pa - Ground Rent Review Period - Service Charge approx £1937.52 pa - (£161.46 per month) to include water/sewerage - Service Charge Review Period - Council Tax Band: Basildon Band B subject to legal confirmation





EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 