

## Belmont Close, Wickford

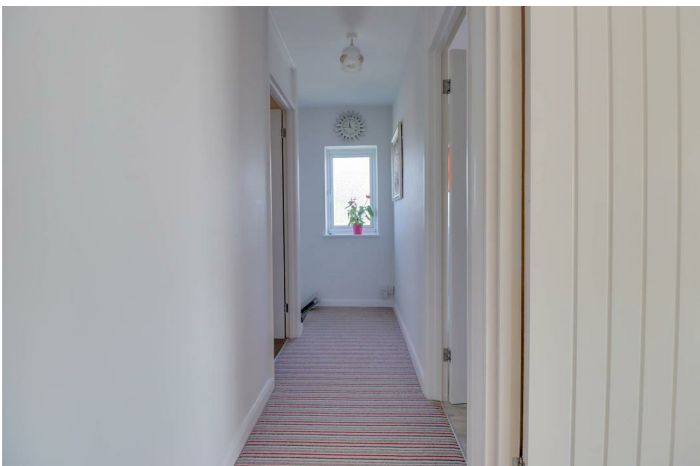
£250,000

- Lounge 17'2 x 12'2
- Bedroom 1 14'8 x 10'10
- Shower Room
- No Onward Chain
- Kitchen/Breakfast Room 9'6 x 8'10
- Bedroom 2 11'3 x 7'1
- Southerly Rear Garden
- Council Tax Band B

2 BEDROOM FIRST FLOOR APARTMENT. 17'2 LOUNGE. 9'6 KITCHEN/BREAKFAST ROOM. SOUTHERLY REAR GARDEN. NO ONWARD CHAIN. Situated in an established and popular location on the London Road side of Wickford close to town centre and mainline station is this 2 bedroom first floor apartment benefitting from accommodation including lounge 17'2 x 12'2, kitchen/breakfast room 9'6 x 8'10, 2 bedrooms and shower room. The property's specification includes double glazed windows and electric heaters (untested) own private southerly rear garden. The property is offered with no onward chain. EPC Rating E.

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Council Tax Band: B



Double glazed opaque door to:

#### ENTRANCE HALL

Double glazed panelling.

Stairs to:

#### FIRST FLOOR LANDING

Double glazed window to side. Access to loft.

#### BEDROOM ONE

14'8 x 10'10

Double glazed window to front. Electric storage heater (untested).

#### BEDROOM TWO

11'3 x 7'1

Double glazed window to front. Built in cupboard.

#### SHOWER ROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and large shower cubicle. Tiled surround. Electric fan heater (untested).

#### LOUNGE

17'2 x 12'2

Double glazed window to front. Electric storage heater (untested).

#### KITCHEN/BREAKFAST ROOM

9'6 x 8'10

Double glazed windows to rear and side. Range of base and wall mounted units providing drawer and cupboard space with

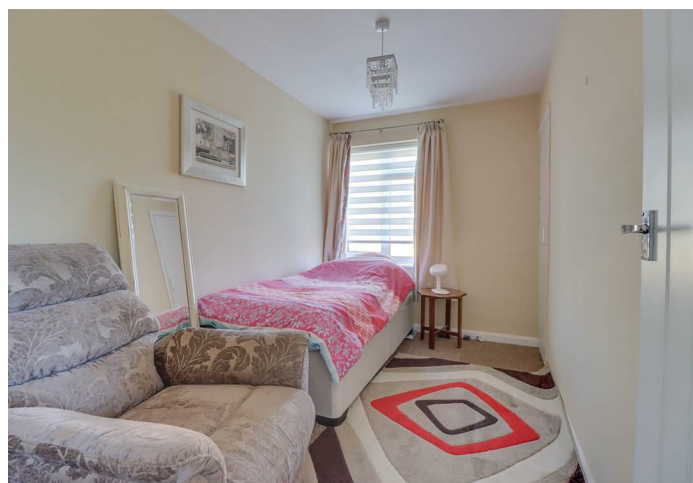
work top surface extending to incorporate inset sink unit with cupboard beneath. Recess for washing machine, fridge freezer and cooker. Airing cupboard and pantry.

#### SOUTHERLY REAR GARDEN

The property benefits from southerly garden to rear with decking and steps down to lawn area. Fencing to boundaries.

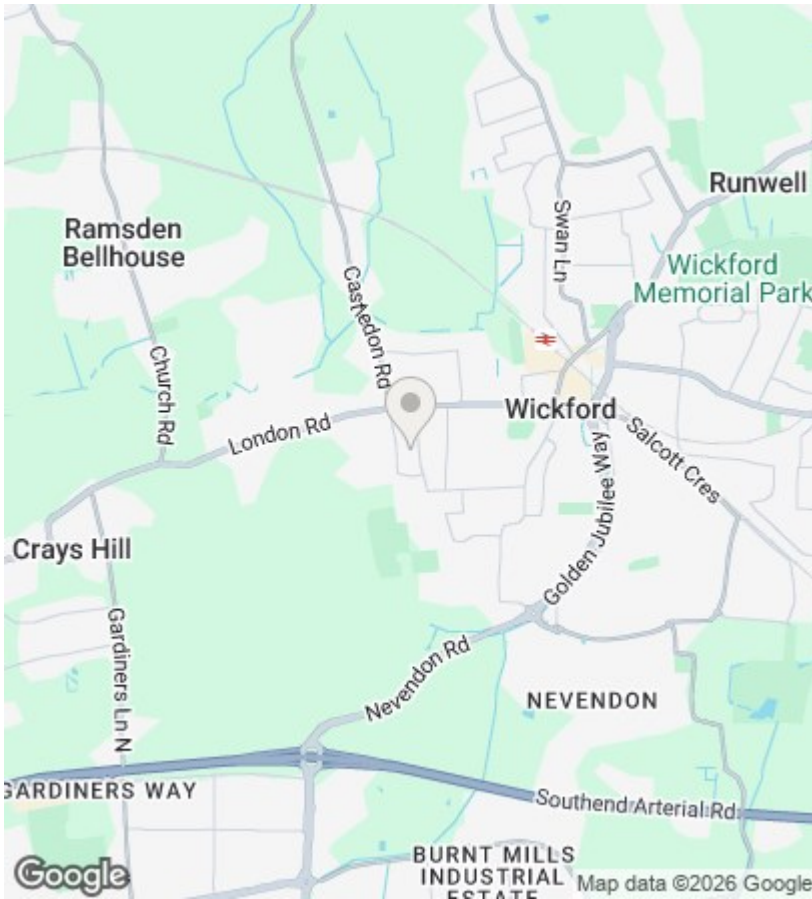
#### LEASE INFORMATION

999 years from 1968 - 943 years remaining. Annual Ground Rent Approx £15.75. Annual Insurance Premium £208.58. We understand from the sellers that there is no service charge.. The lease states that no dogs are allowed at the property. INFORMATION PROVIDED SUBJECT TO LEGAL CONFIRMATION.










EPC Rating:

E

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>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(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 	

Approx. 64.0 sq. metres (689.2 sq. feet)

**Ground Floor**  
Approx. 5.2 sq. metres (55.6 sq. feet)

