

Riverside Place, Lower Southend Road, Wickford

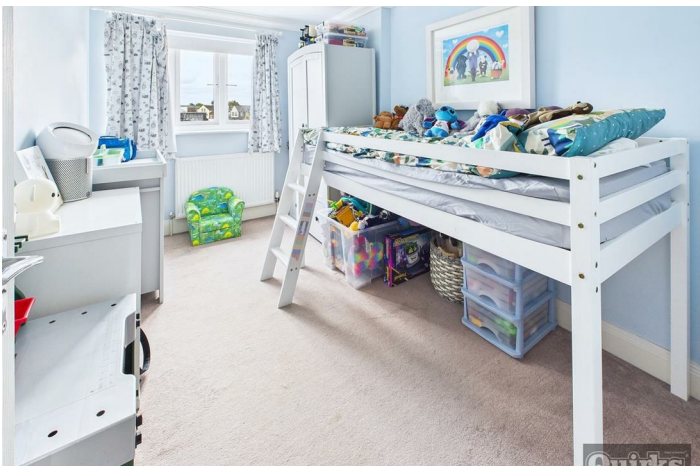
Offers Over £220,000

- THREE BEDROOMS
- SECOND FLOOR
- DOUBLE GLAZED
- REFITTED BOILER 2021
- EPC - B
- GATED PARKING SPACE
- SUN BALCONY
- GAS CENTRAL HEATING
- CLOSE TO TOWN CENTRE AND STATION
- COUNCIL TAX - BAND C - BASILDON

A SECOND FLOOR THREE BEDROOM apartment located in the centre of WICKFORD close to HIGH STREET and MAINLINE RAILWAY STATION. Also having SECURE PARKING and with LIFT ACCESS this apartment has a SUN BALCONY as well as GAS CENTRAL HEATING and DOUBLE GLAZED WINDOWS AND DOORS. The kitchen has GRANITE WORKSURFACES and integrated FRIDGE/FREEZER and FITTED WASHER DRYER. Viewing is advised so as to avoid disappointment.



Council Tax Band: C



COMMUNAL ENTRANCE
Video entry system, post-boxes, access to lifts

FLAT HALLWAY
Radiator, doors to accommodation, video entry phone system

**OPEN PLAN
LOUNGE/KITCHEN**
22'2 x 10'9
double glazed window to front, double glazed door to balcony, radiator, extensive range of units to both ground and eye level incorporating complimentary GRANITE WORKTOPS with inset sink and mixer tap, built in Fridge/Freezer, oven hob and there is also a washer dryer to be included,

BEDROOM ONE
12 x 8'7
Double glazed window and Double glazed door to sun balcony

BEDROOM TWO
11'11 x 7'11
Double glazed window, radiator

BEDROOM THREE
9'1 x 5'11
Double glazed window, radiator

BATHROOM
Double glazed window, radiator, modern three piece suite comprising P shaped panelled bath with screen and shower over, Pedestal wash hand basin,

low flush wc, heated towel rail, part tiled

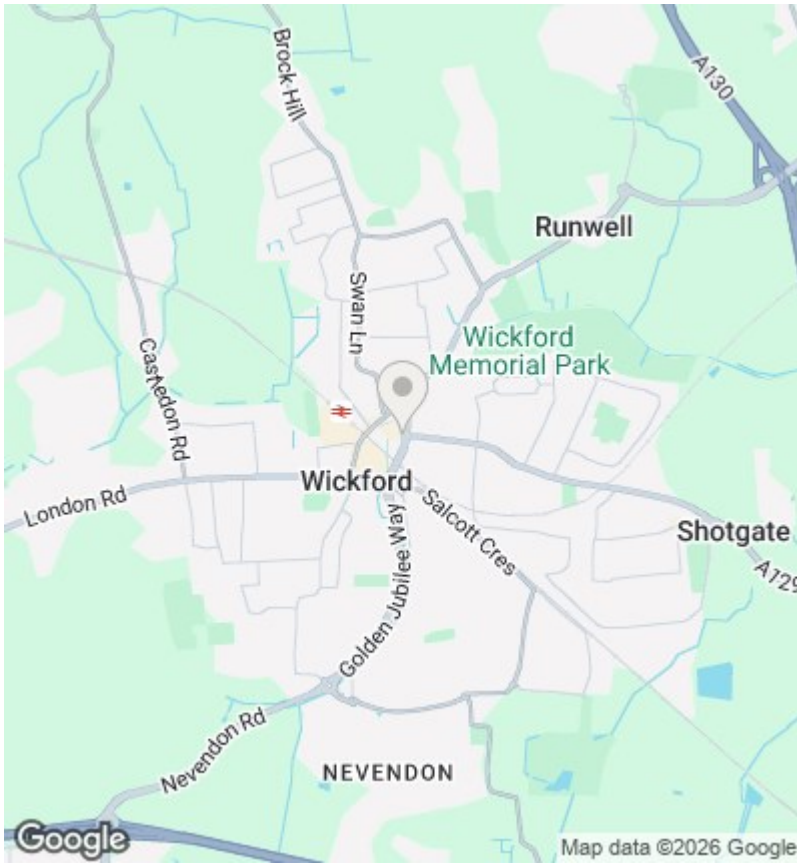
SUN BALCONY
Wrought iron railings

PARKING SPACE
Numbered space behind electrically controlled security gates, access to bin store and recycling point

**LEASE AND SERVICE
CHARGE INFORMATION**
LEASE 125 YEARS FROM 2005 (105 TO RUN)
GROUND RENT £200 PA
SERVICE CHARGE £2648 PA
INCLUDES BUILDING INSURANCE AND WATER CHARGES

AGENTS NOTE
NEW BOILER INSTALLED 2021, SERVICED ANUALLY
NEW CARPETS IN HALLWAY AND LOUNGE FEBRUARY 2025
NEW FLOORING KITCHEN AND BATHROOM FEBRUARY 2025
ZANUSSI WASHER/DRYER MAY 2021

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(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 