

Royal Oak Drive, Wickford

£225,000

- LOUNGE 11'6" x 14'3"
- BEDROOM 1 14'3" x 10' (plus wardrobes)
- BATHROOM
- NO ONWARD CHAIN
- KITCHEN 10'8" x 7'10"
- BEDROOM 2 14'3" x 10'1"
- PARKING FOR 1 CAR
- LONG 998 YEAR LEASE.

LARGE SPLIT LEVEL MAISONETTE WITH 2 DOUBLE BEDROOMS. GENEROUS LOUNGE 16'3 x 14'3. 10'8 KITCHEN. BATHROOM. 1 PARKING SPACES (STC). NO ONWARD CHAIN. 998 YEAR LEASE. Situated in a cul-de-sac location on the Southend Road side of Wickford is this spacious 2 bedroom split level maisonette benefitting from 2 double bedrooms, generous Lounge 16'3 x 14'3, Kitchen 10'8 x 7'10 and Bathroom. The property benefits from communal garden to rear and parking for 1 vehicle (subject to legal confirmation). The property is offered with the additional benefit of NO ONWARD CHAIN and long 998 year lease.



Council Tax Band: B



Double glazed opaque door to:

ENTRANCE HALL

Radiator (untested).
Coved ceiling.

LOUNGE

16'3 x 14'3

Two double glazed windows to rear. Radiator (untested). Brick fireplace. Coved ceiling. Radiator (untested). Under stairs cupboard.

KITCHEN

10'8 x 7'10

Double glazed window to front. Range of base and wall mounted units providing drawer and cupboard space with work top work surface extending to incorporate inset sink unit with cupboard beneath. Space and provision for washing machine and fridge freezer. Built in oven, hob and extractor fan above (all untested).

FIRST FLOOR LANDING

Airing cupboard housing updated combi boiler (untested).

BEDROOM ONE

14'3" x 10'0"

Two double glazed windows to front. Radiator (untested). Built in wardrobe cupboards and bedside drawer units. Over stairs storage cupboard.

BEDROOM TWO

14'3" x 10'1"

Double glazed window and double glazed French doors to communal balcony. Mirror fronted wardrobe cupboards.

BATHROOM

Three piece suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower (untested) and rail. Tiled surround. Extractor fan (untested). Radiator (untested).

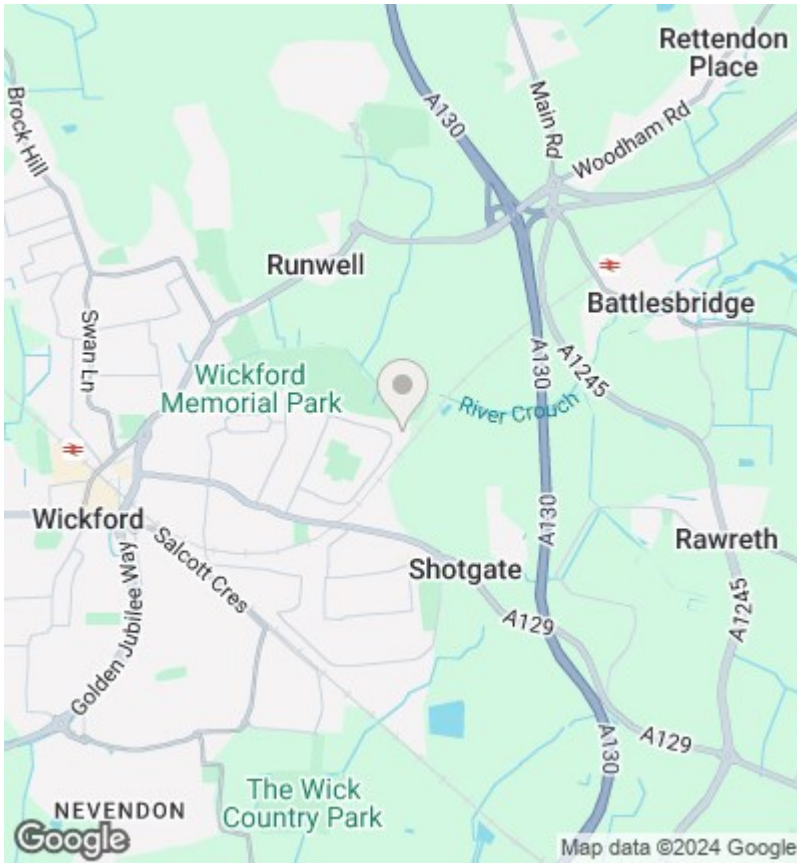
ALLOCATED PARKING

The property benefits from 1 allocated parking space.

AGENTS NOTE

The property has 998 years left on the lease service/maintenance charge £115pcm - £1380 annually council tax - Basildon Band B





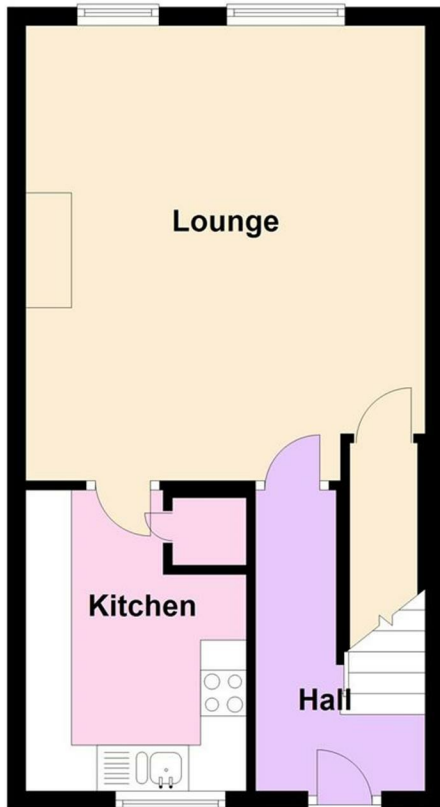
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



FIRST FLOOR

Approx. 36.3 sq. metres (391.0 sq. feet)

