



Lower Southend Road, Wickford

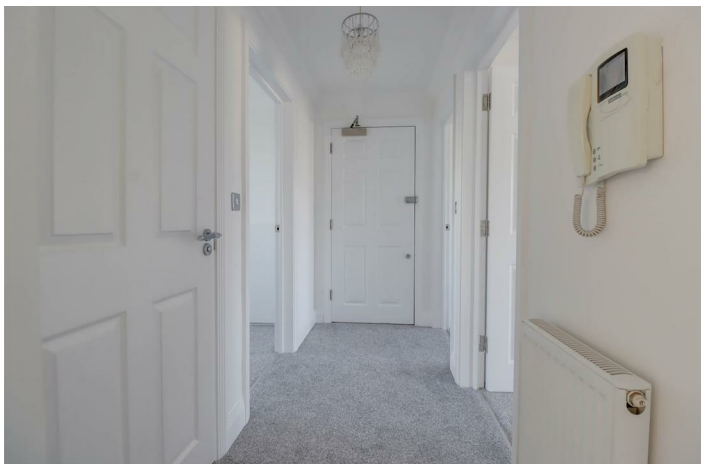
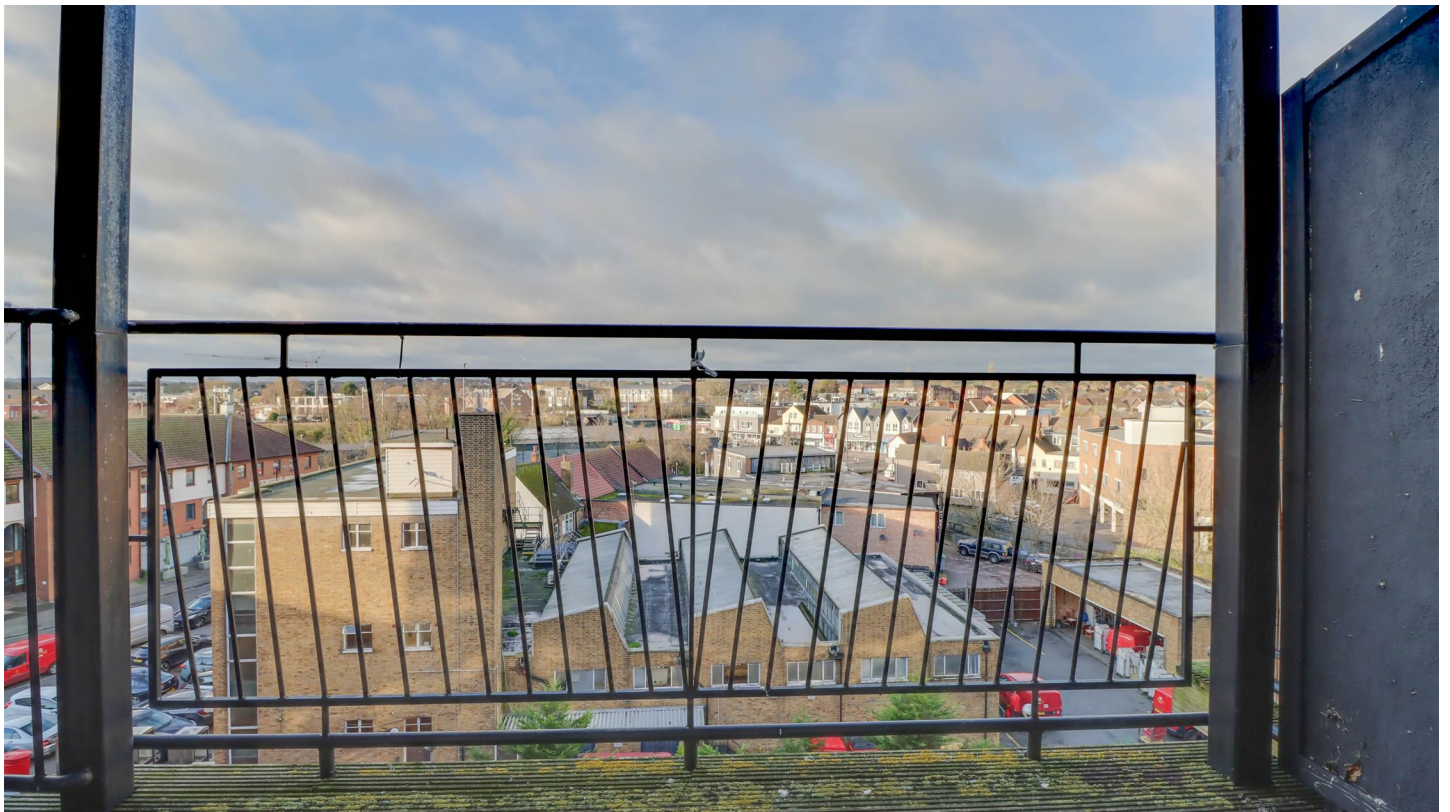
£225,000

- Lounge/Kitchen 22'11 x 13'6
- Bedroom 1 12' x 8'8
- Bedroom 3 9'5 x 6'
- No Onward Chain
- Basildon Council Tax Band C
- Bathroom
- Bedroom 2 12' x 7'
- Secured Gated Parking
- Re-Decorated & New Flooring Throughout

NO ONWARD CHAIN. 3 BED 5TH FLOOR APARTMENT. WALKING DISTANCE TO TOWN CENTRE & MAINLINE STATION. LIFT ACCESS TO ALL FLOORS. SECURE GATED PARKING AND INTERCOM SYSTEM. Situated in this popular development is this well presented 3 bedroom 5th floor apartment benefitting from 3 bedrooms, 3 piece bathroom and open plan kitchen/lounge/diner 22'11 x 13'6, The property benefits from double glazing throughout, gas fired central heating (untested), allocated parking space situated in secure gated parking area and lift access to all floors. The property has been re-decorated and new flooring throughout. The property is offered with no onward chain.



Council Tax Band: C



COMMUNAL ENTRANCE DOOR

Communal entrance hall.
Stairs and lift to all floors.

Personal door to:

ENTRANCE HALL

Video entry system (untested). Smooth plastered ceiling. Radiator (untested).

LIVING/KITCHEN AREA

22'11 x 13'6

Double glazed French doors to balcony. Two radiators in casement surround (untested). Coved ceiling.

KITCHEN AREA

Double glazed window. Range of base and wall mounted units providing drawer and cupboard space with marble effect work top surface extending to incorporate inset sink unit with cupboard beneath. Integrated dishwasher, washing machine and fridge freezer (all appliances untested). Built in oven, hob and extractor fan above (all untested). Tiled surround. Laminate effect finish to floor. Coved ceiling.

BEDROOM ONE

12' x 8'8

Double glazed French doors to Balcony. Radiator

(untested). Mirror fronted wardrobe cupboard. Smooth ceiling.

BEDROOM TWO

12' x 7

Double glazed window to front. Radiator (untested). Coved ceiling. Mirror fronted wardrobe cupboard.

BEDROOM THREE

9'5 x 6'

Double glazed window to rear. Coved ceiling. Built in cupboard housing gas fired boiler (untested).

BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower (untested) and screen. Part tiling to walls. Smooth ceiling. Heated towel rail (untested). Extractor fan (untested).

GATED PARKING

The property benefits from one allocated parking space in secure gated parking. Bin and bike store.

LEASE INFORMATION

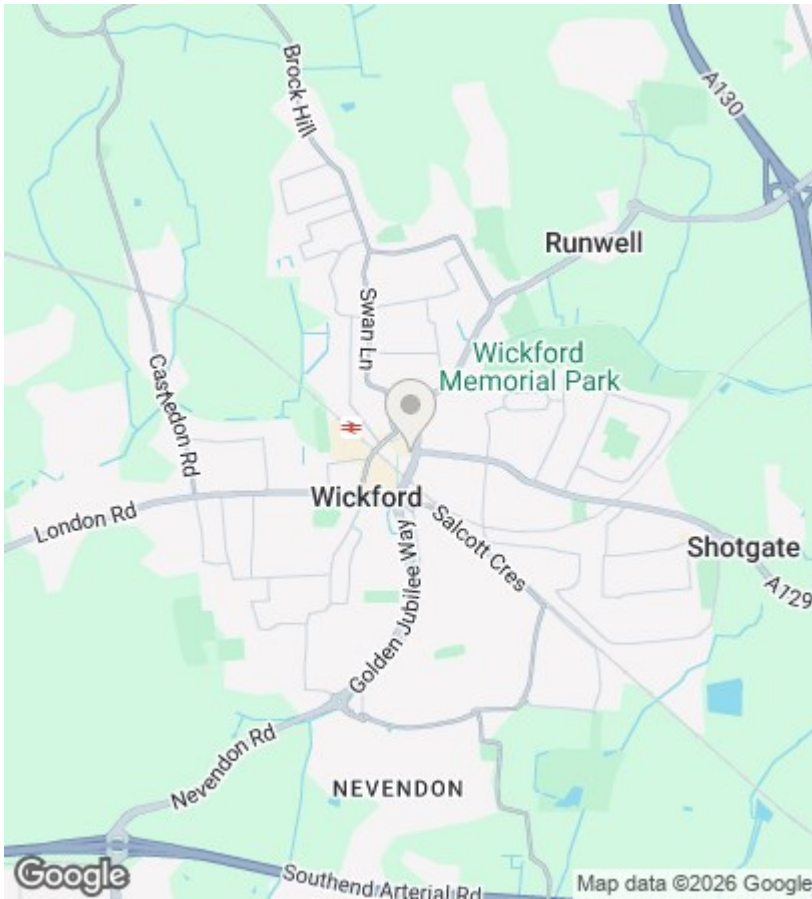
Years Remaining approx 109 years - Ground Rent £ 200 pa - Ground Rent Review Period - Service Charge approx



£2764 pa - (£691 per quarter) Service Charge
Review Period -
Council Tax Band: Basildon Band C
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 	

Ground Floor

Approx. 60.1 sq. metres (646.8 sq. feet)

