



NO ONWARD CHAIN! Bear Estate Agents are thrilled to bring to the market this highly spacious TWO bedroom, first floor flat in a highly sought OVER 55's retirement complex. Sycamore Court is located a stones throw away from Wickford's vibrant High Street, which offers supermarkets, retail stores, food outlets and Wickford Railway Station which conveniently provides access to London Liverpool Street, Stratford and Southend Victoria. There is also a reliable bus service which runs through the High Street.

- NO ONWARD CHAIN!
- 1st Floor Flat
- Kitchen (5'6 x 9'1)
- Bedroom 2 (10'4 x 6'9)
- Private Residents Car Park
- Lift Access to All Floors
- Lounge (13'10 x 13'3)
- Bedroom 1 (13'10 x 9'9)
- Three-Piece Shower Room
- Live In House Warden

## Stilemans

Wickford

**£274,500**



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# Stilemans



The flat is located on the first floor and there is LIFT ACCESS to all floors. Once through the front door, you are welcomed by an inviting entrance hall which provides access to all rooms. The living room is a great size, measuring 13'10 x 13'3 and overlooks the communal gardens. The kitchen is open-plan with the living room and offers ample cupboard and surface space. Both bedrooms comfortable fit a double bed, measuring 13'10 x 9'9 and 10'4 x 6'9 respectively, both overlooking the communal rear garden and the master bedroom benefits from a fitted wardrobe and a large store room. The shower room is a three-piece suite, comprised of walk-in shower, toilet and sink.

Additional facilities in this complex include a resident's lounge, a laundry room, communal gardens and uniquely, an on-site house manager/warden who is also a resident! There is also a private residents car park, completing this marvellous home. These properties rarely come available so call us today to organise an appointment before it's too late!

Council Tax Band: B (£1670.13)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

Lease Length: 62 years remaining  
Ground Rent: £280 per annum  
Service Charge: £2584.80 per annum

## **NO ONWARD CHAIN!**

### **Lift Access to All Floors**

### **1st Floor Flat**

### **Entrance Hall**

### **Lounge (13'10 x 13'3)**

### **Kitchen (5'6 x 9'1)**

### **Bedroom 1 (13'10 x 9'9)**

### **Bedroom 2 (10'4 x 6'9)**

### **Three-Piece Shower Room**

### **Store Room**

### **Storage Cupboards**

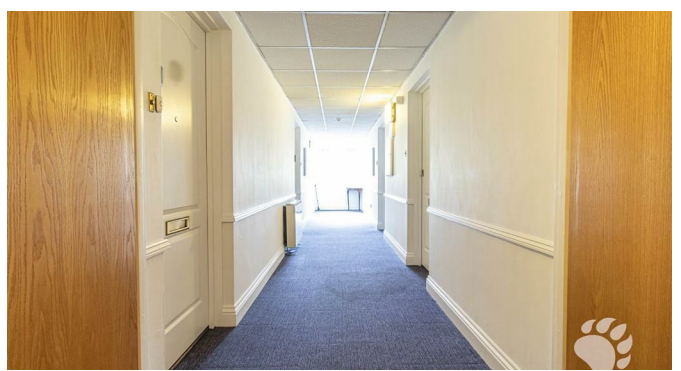
### **Communal Gardens**

### **Residents Lounge**

### **Laundry Room**

### **Private Residents Car Park**

### **Live In House Warden**



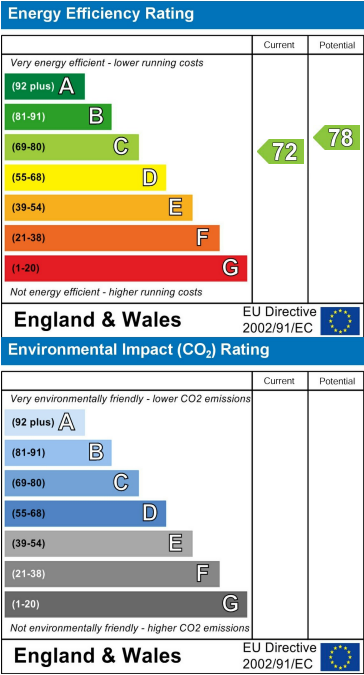
# Floor Plan



# Area Map



# Energy Efficiency Graph



# Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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