



PEPYS COURT

WICKFORD, SS12 9FQ

GUIDE PRICE £230,000
LEASEHOLD

** FIRST FLOOR FLAT WITH JULIET BALCONY HAS NO ONWARD CHAIN & TWO ALLOCATED PARKING BAYS - POPULAR KINGSLEY MEADOWS DEVELOPMENT - EPC RATING B - GUIDE PRICE £230,000-£235,000 **

RP&C.
RICKY, PLANT & CHEN-PORTER

PEPYS COURT

- No onward chain
- First floor flat with two double bedrooms
- Lounge with Juliet Balcony
- Fitted kitchen and bathroom
- Ample storage throughout
- Double glazed & gas central heating
- Well tended communal grounds
- Two allocated parking bays
- Lease 132/133 years remaining
- Within 1 mile of Wickford High Street and mainline station



RP&C Estate Agents bring to the market with no onward chain, this two double bedroom first floor flat is located within a mile of Wickford Railway Station, offering direct links into London Liverpool Street, and just a short drive from Wickford town centre.

The property offers generous room sizes throughout, including a bright living room with Juliet balcony, a fitted kitchen, bathroom suite, and excellent built-in storage. Further benefits include gas central heating, double glazing, two allocated parking bays, and a long lease.

While the flat would benefit from some modernisation, it represents a solid opportunity for those looking to put their own stamp on a property or add to a rental portfolio.

Entrance Hallway

Storage cupboard houses the fuse board. A further cupboard houses the combination boiler. Wall mounted security entryphone, radiator.

Living Room

Double glazed French doors with Juliet balcony, double radiator, t.v and telephone points.

Kitchen

Double glazed window. A fitted kitchen comprises base and wall level units, space for utility appliances, integrated electric oven and four ring gas hob, sink unit, tiling to walls, radiator.

Bedroom One

Double glazed window, double radiator, t.v and telephone points.

Bedroom Two

Double glazed window, radiator, t.v and telephone points.

Bathroom/w.c

A white three piece suite comprises a bath, sink unit and w.c. double radiator, extractor fan.

Parking

There are two allocated parking bays to the property. (visible from lounge)

Agents Note

The lease has approximately 132/133 years remaining. (155 years from 2003). The service charge is £120 per month.

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ADDITIONAL INFORMATION

Local Authority – Basildon

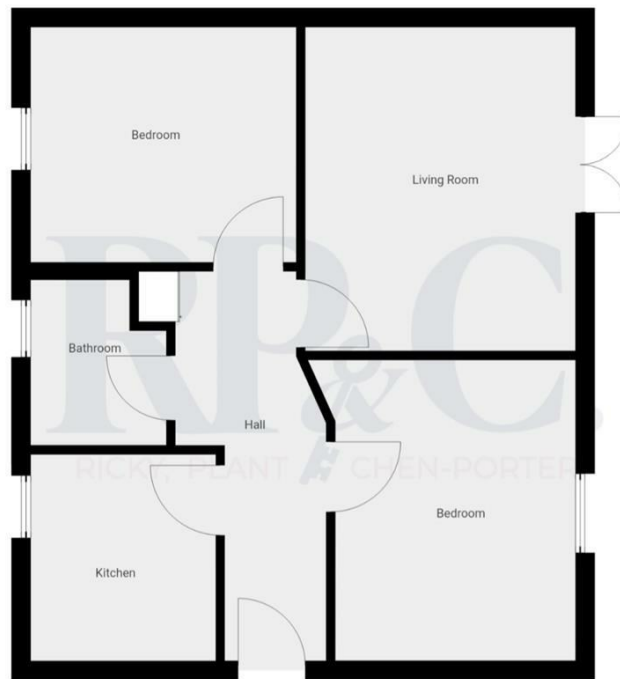
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 645.83 sq ft

Tenure – Leasehold





THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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