

## Stilemans, Wickford

Offers In The Region Of £242,000

- Communal Entrance Hall
- Kitchen 8'2 x 5'8
- Bathroom
- Parking & Visitors Parking
- Lounge 13'10 x 11'8
- Bedroom 13'10 x 10'4
- Communal Gardens
- No Onward Chain

CHARMING RETIREMENT APARTMENT within WALKING DISTANCE OF TOWN CENTRE & SHOPS. SECURITY ENTRY SYSTEM. NO ONWARD CHAIN. Situated in a particularly convenient LOCATION close to town centre with its shops and mainline station is this purpose built 1 bedroom first floor retirement apartment benefiting from accommodation including entrance hall with dual storage cupboards, lounge 13'10 x 11'8, kitchen 8'2 x 5'8, bedroom 13'10 x 10'4' and bathroom. The property's specification includes double glazed windows and electric heating (untested), security entry phone system. Additional communal facilities including laundry room, residents lounge and on-site manager. Communal gardens and residence parking. EPC Rating C, Basildon Council band A.



Council Tax Band: A



**Communal Entrance Hall**  
Entrance to individual apartments and access to lift, further access to wardens office, communal lounges and laundry room

**Entrance Hall**  
22'7 x 13'10  
Two double glazed windows to side. Dimplex heater (untested). Coved ceiling. Access to loft. Built in storage cupboard. Airing cupboard with fitted shelving.

**BEDROOM**  
13'10 x 10'4  
Double glazed window to rear. Storage heater. Fitted wardrobe cupboards with drawers and vanity unit. Coved ceiling.

**BATHROOM**  
6'10 x 5'6  
Three piece suite comprising low level WC, wash basin and recently installed walk in shower (untested). Extractor fan and storage heater.

**LOUNGE**  
13'10 x 11'8  
Double glazed window to rear. Storage heater. Coved ceiling.

**KITCHEN**  
8'2 x 5'8  
Double glazed window to side. Recently installed range of base and wall mounted units providing drawer and cupboard space with work top

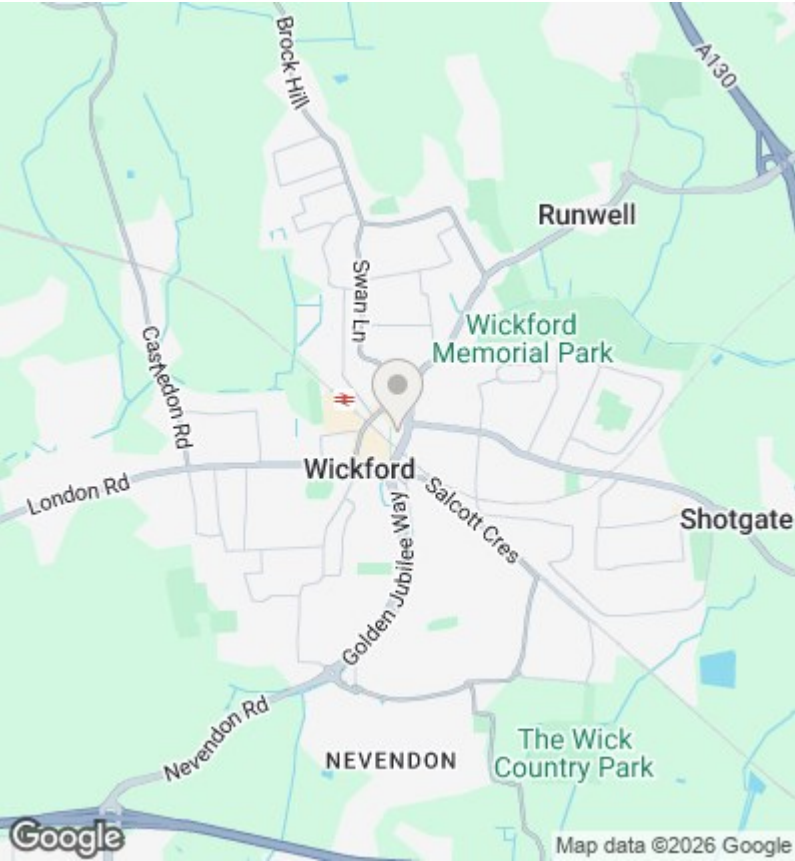
surface extending to incorporate inset sink unit. Tiled surround. Recess for fridge freezer and washing machine. Built in oven, hob and extractor fan.

**Exterior**  
Communal gardens for the use of the residents and communal parking area's

**LEASE DETAILS**  
LEASE 99 YEARS FROM 01/04/1988  
GROUND RENT £280 PER ANNUM  
SERVICE CHARGE £1980  
COUNCIL TAX BAND D  
AN INTERVIEW WILL BE REQUIRED WITH THE ESTATE MANAGER

**DISCLAIMER**  
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.





EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	84
(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	