



## Arundel Road, Wickford

£170,000

- Entrance Hall
- Kitchen 8'4 x 7'10
- Updated Shower Room
- Car Park
- Lounge 14'8 x 11'6
- Bedroom 12'4 x 9'10
- Communal Green To Front

ONE BEDROOM GROUND FLOOR APARTMENT. 8'4 KITCHEN. 14'8 LOUNGE. 12'4 BEDROOM. COMMUNAL GREEN TO FRONT. CAR PARK. Situated in an established and popular location on the Swan Lane side of Wickford set within easy access of town centre and mainline station is this 1 bedroom ground floor apartment benefitting from accommodation including lounge 14'8 x 11'6, kitchen 8'4 x 7'10, bedroom 12'4 x 9'10 and updated shower room. The property's specification includes double glazed windows and gas fired radiator heating (untested) communal green to front and car park providing parking.



Council Tax Band: A



Covered area to front.  
Door to:

#### ENTRANCE HALL

Radiator (untested). Large built in storage cupboard. Airing cupboard housing boiler (untested).

#### KITCHEN

8'4 x 7'10

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

#### LOUNGE

14'8 x 11'6

Double glazed window to side. Radiator (untested). Coved ceiling.

#### BEDROOM

12'4 x 9'10

Double glazed window to side. Radiator (untested). Coved ceiling. Built in double wardrobe cupboard.

#### SHOWER ROOM

6'10 x 4'11

Double glazed opaque window to front. Suite comprising of low level WC, vanity wash hand basin and large shower

cupicle. Tiling to floor and surround. Radiator/rail (untested).

#### COMMUNAL GREEN TO FRONT

#### CAR PARK

The property benefits from car park to provide parking.

Lease:

Service Charge: £523.00

Ground Rent: - £10.00

Buildings Insurance: £258.00





EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	