



Lower Southend Road, Wickford

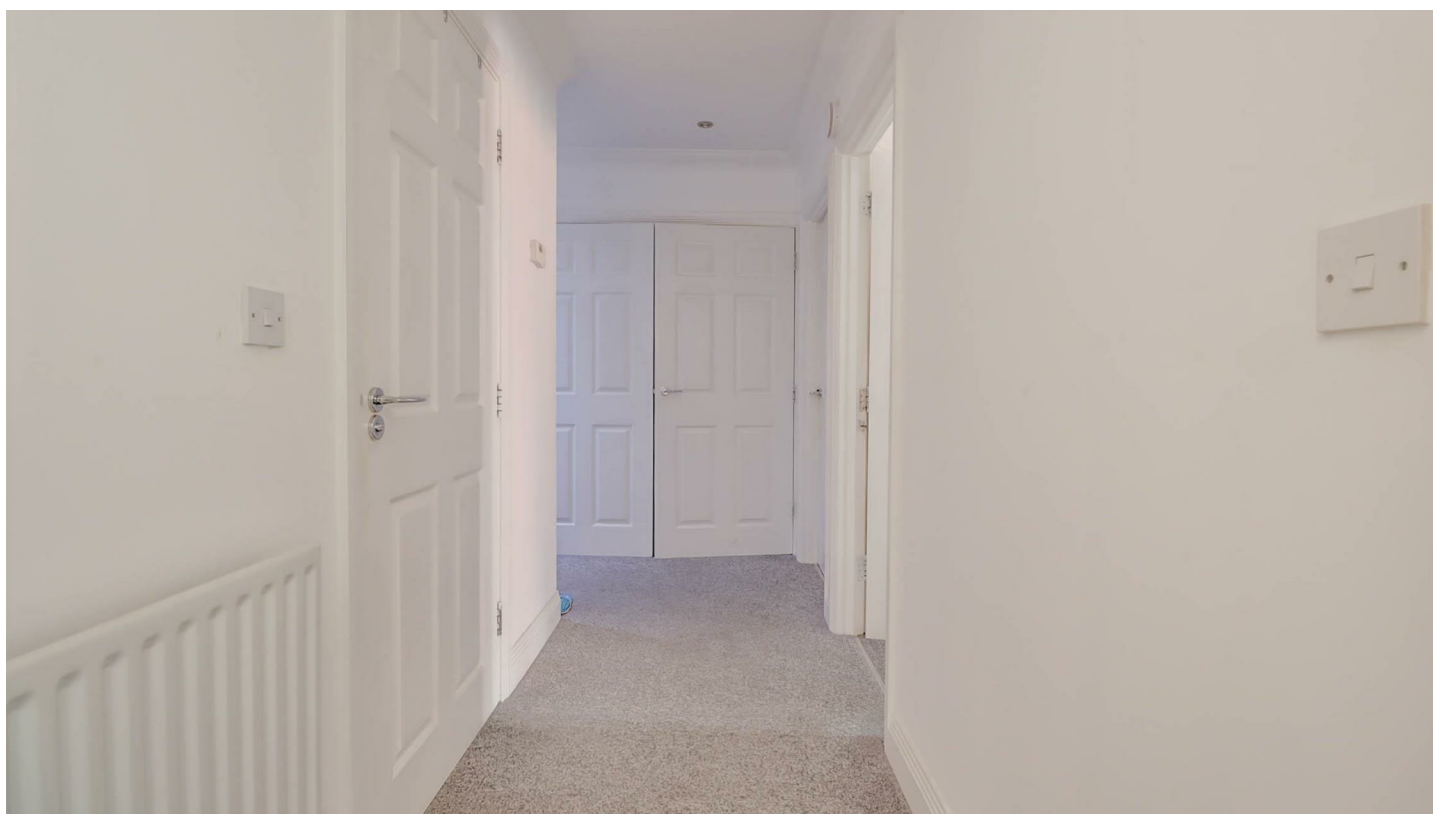
£215,000

- Two Good Size Bedrooms
- Secure Parking
- Juliet Balcony
- Open Plan Lounge/Kitchen 17'6
- Three Piece Bathroom
- Close to Town Centre & Railway Station

SPACIOUS 2 BED FLAT CLOSE TO TOWN CENTRE AND STATION. SECURE PARKING AND LIFT ACCESS. 17'6 LIVING ROOM. 11' KITCHEN AREA. BATHROOM AND OUTSIDE SHARED DECKED COURTYARD. Situated within minutes walk of town centre and station is this spacious 2 bedroom apartment benefitting from lift access and secure parking for 1 vehicle. The accommodation includes open plan Lounge 17'6 x 11' with 11' x 7'4 Kitchen area. The property benefits from spacious reception hall and bathroom with a specification including gas radiator heating and double glazed windows.



Council Tax Band: C



COMMUNAL HALL

Stairs and lift to first floor.
Door to courtyard.

SHARED OUTSIDE COURTYARD SPACE

Shared courtyard with
decked area. External
door to:

SHARED HALL

Personal door to:

SPACIOUS ENTRANCE HALL

Coved ceiling. Built in
double cupboard. Radiator.

BEDROOM 1

13'6 x 8'6 (max)
Double glazed window to
front aspect. Radiator.
Coved ceiling. Built in
double cupboard.

BEDROOM 2

13'6 x 6'5
Double glazed window to
front aspect. Radiator.
Coved ceiling.

BATHROOM

8'3 x 6'5
Double glazed opaque
window to rear. Three
piece suite comprising of
low level WC, panel
enclosed bath unit and
shower screen over and
wash hand basin. Radiator.
Tiling to floor. Extractor
fan.

LIVING ROOM

17'6 x 11'
Double glazed patio doors
to juliet balcony. Radiator.
Coved ceiling. Open plan
to:

KITCHEN AREA

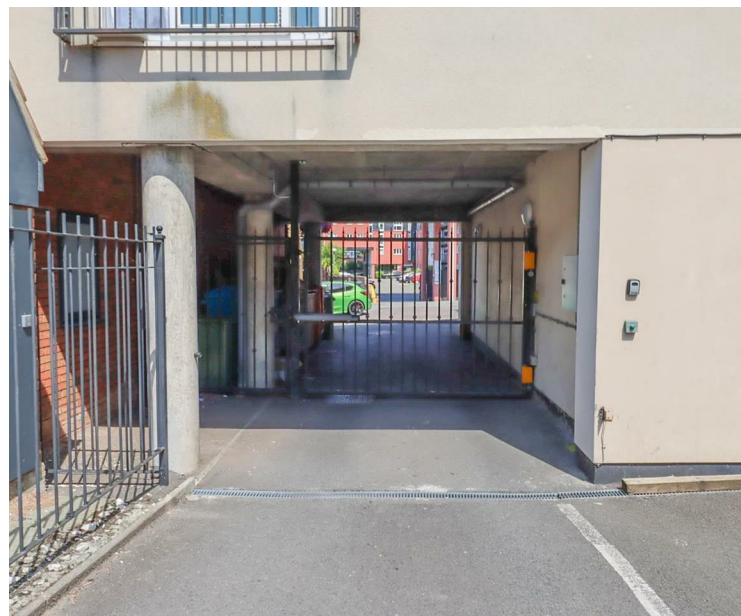
11' x 7'4
Double glazed window to
rear. Range of base and
wall mounted units
providing drawer and
cupboard space with work
top surface extending to
incorporate inset sink unit
with cupboard beneath.
Built in oven, hob and
extractor fan above.
Space for appliances.

SECURE PARKING

Secured parking for 1
vehicle.

LEASEHOLD

WE UNDERSTAND FROM
THE SELLER THERE ARE
106 YEARS REMAINING ON
THE LEASE AS OF 2024.
GROUND RENT £533.97 IS
PAID UNTIL MARCH 25 AND
MANAGEMENT/SERVICE
CHARGE IS £2215.13 FOR
THE 2024 (ALL
INFORMATION SUBJECT TO
LEGAL CONFIRMATION).





EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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 