



## Belmont Close, Wickford

£250,000

- Lounge/Diner 17'3 x 12'2
- Bedroom 1 14'7 x 10'8
- Bathroom
- No Onward Chain
- Kitchen 9'6 x 9'
- Bedroom 2 11'2 x 7'1
- Own Rear Garden

2 BEDROOM FIRST FLOOR APARTMENT. OWN REAR GARDEN. 17'3 LOUNGE/DINER. 9'6 KITCHEN. NO ONWARD CHAIN. Situated in an established and popular location on the London Road side of Wickford close to town centre and mainline station is this 2 bedroom first floor apartment benefitting from accommodation including lounge/diner 17'3 x 12'2, kitchen 9'6 x 9', bedroom 1 14'7 x 10'8, bedroom 2 11'2 x 7'1 and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) and its own rear garden. The property is offered with no onward chain.



Council Tax Band:



Double glazed door to:

#### ENTRANCE PORCH

Opaque double glazed windows to sides. Stairs to first floor:

#### ENTRANCE HALL

Double glazed window to side. Radiator (untested). Access to loft.

#### BEDROOM ONE

14'7 x 10'8

Double glazed window to front. Radiator (untested).

#### BEDROOM TWO

11'2 x 7'1

Double glazed window to front. Radiator (untested). Storage cupboard.

#### BATHROOM

8'10 x 5'

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower attachment (untested). Tiled surround. Heated towel rail (untested). Laminate finish to floor.

#### LOUNGE/DINER

17'3 x 12'2

Double glazed window to front. Radiator (untested).

#### KITCHEN

Double glazed windows to rear and side. 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. Space for cooker, washing machine and fridge. Radiator (untested). Laminate finish to floor.

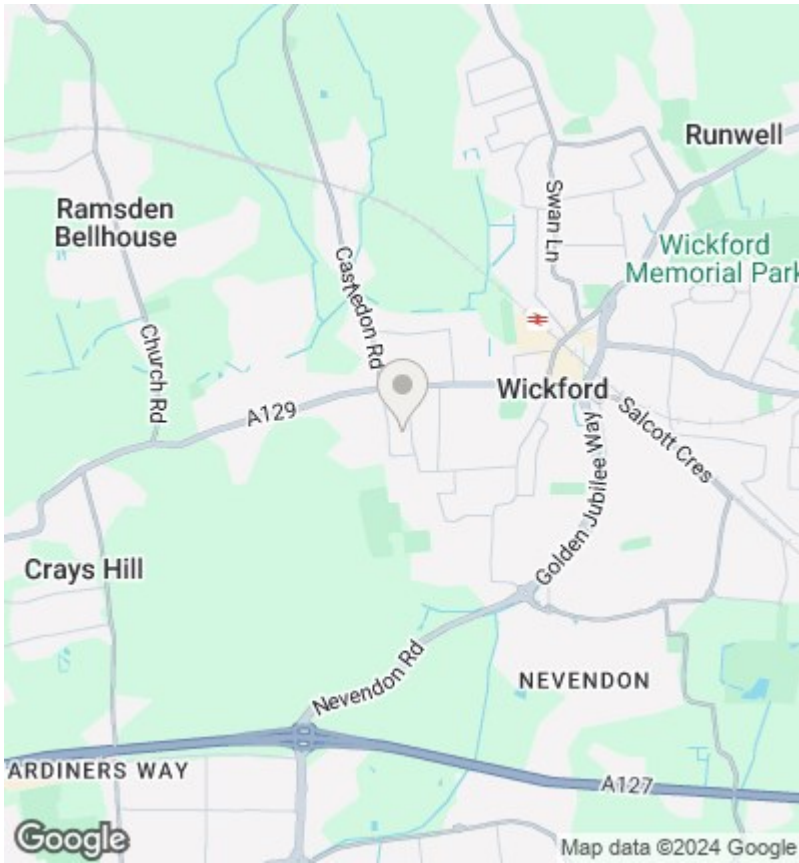
#### OWN REAR GARDEN

The property benefits from its own rear garden which is laid to lawn with flower and shrub borders. Shed.

#### LEASE INFORMATION

999 years from 1968 - 943 years remaining. Annual Ground Rent Approx £15.75. Annual Insurance Premium £208.58. We understand from the sellers that there is no service charge. The lease states that no dogs are allowed at the property.



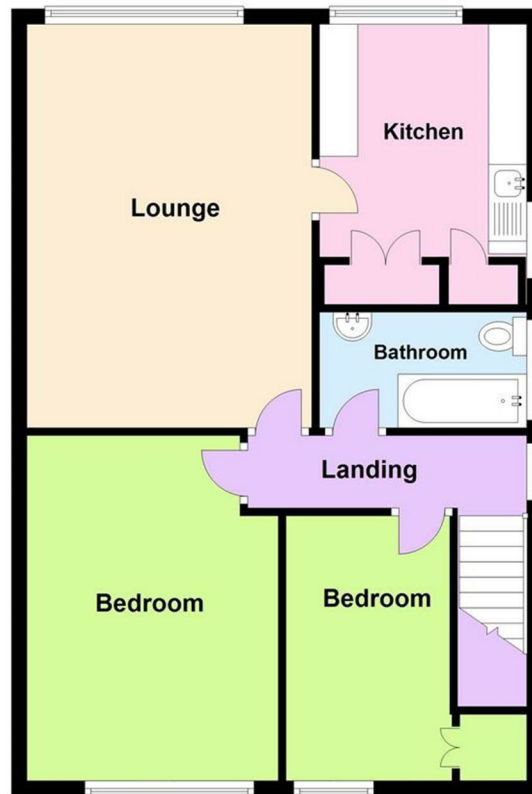


EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx. 63.1 sq. metres (679.4 sq. feet)



**Ground Floor**

Approx. 1.9 sq. metres (20.2 sq. feet)

