



Sycamore Court, Stilemans, Wickford

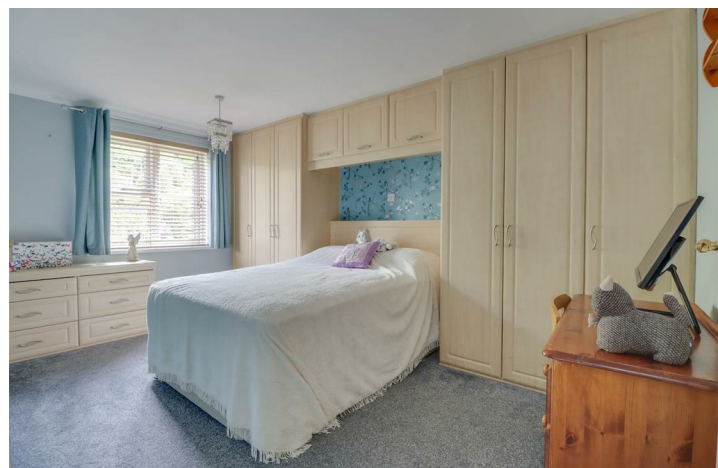
£288,000

- Living Room 13'10 x 13'6
- Bedroom 1 14'4 x 9'6
- Shower Room
- Parking & Visitors Parking
- Kitchen 9'2 x 5'6
- Bedroom 2 10'4 x 7'
- Communal Gardens
- Live in House Manager

2 BEDROOM GROUND FLOOR RETIREMENT APARTMENT. COMMUNAL GARDENS. LIVE IN MANAGER. NO ONWARD CHAIN. Situated in a particularly convenient LOCATION close to town centre with its shops and mainline station is this purpose built 2 bedroom ground floor apartment benefitting from accommodation including living room 13'10 x 13'6, kitchen 9'2 x 5'6, 2 bedrooms and shower room. The property's specification includes electric heating and double glazed windows. Additional facilities include laundry room residents lounge and on-site house manager with communal gardens and residence parking. No onward chain. 62 YEARS LEASE REMAINING.



Council Tax Band: B



Intercom entry system.

COMMUNAL HALLWAY

Personal door to:

ENTRANCE HALL

Electric heater. Coved ceiling. Entry phone.

LARGE WALK IN STORAGE ROOM

5' x 4'

Fuse box. Fitted wardrobe cupboards.

BEDROOM ONE

14'4 x 9'6

Double glazed window to rear with views over garden. Range of fitted wardrobe cupboards and drawers. Coved ceiling.

BEDROOM TWO

10'4 x 7'

Double glazed window to rear with views over gardens. Coved ceiling.

SHOWER ROOM

Suite comprising of enclosed low level WC, vanity wash hand basin and frameless shower cubicle. Electric radiator/rail. Tiling to floor and surround. Coved ceiling. Extractor fan.

LIVING ROOM

13'10 x 13'6

Double glazed French doors and double glazed window overlooking gardens. Electric heater. Coved ceiling. Archway to:

KITCHEN

9'2 x 5'6

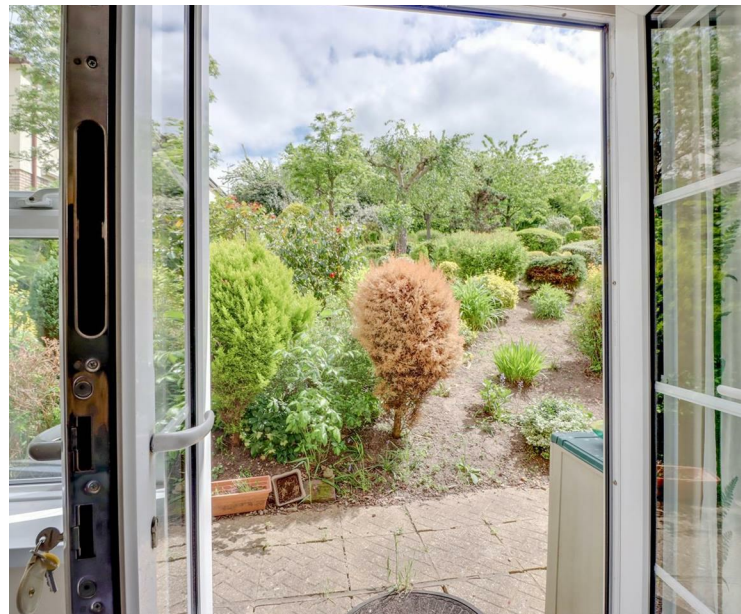
Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Recess for washing machine and fridge freezer. Built in oven, hob, microwave and extractor fan. Tiling to floor and surround. Downlighters to ceiling.

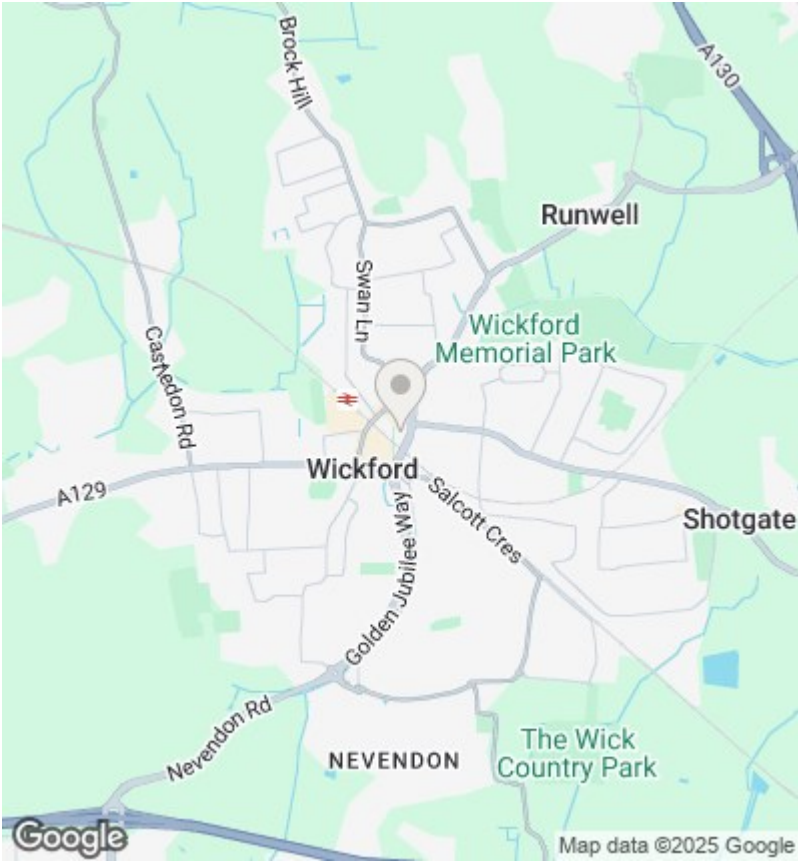
EXTERIOR

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

LEASE INFORMATION

LEASE 99 YEARS FROM 01/04/1988 62 YEARS REMAINING (SUBJECT TO LEGAL CONFIRMATION). GROUND RENT £280 PER ANNUM
SERVICE CHARGE £1980
COUNCIL TAX BAND B
AN INTERVIEW WILL BE REQUIRED WITH THE HOUSE MANAGER





EPC Rating:
C

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 77 |
| (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 | |