



## Pine Close, Wickford

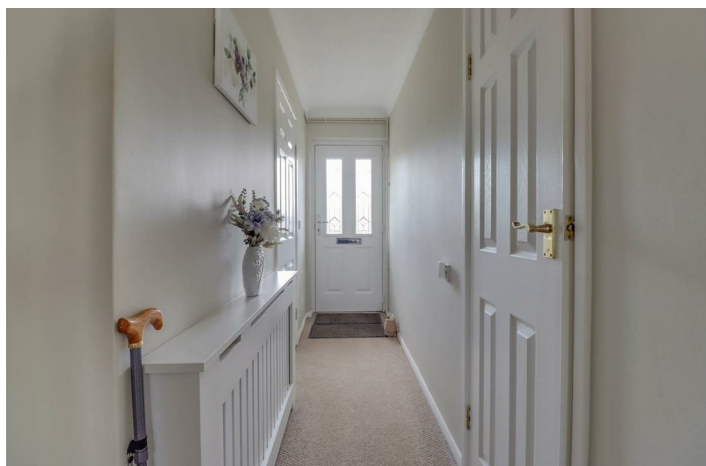
£140,000

- Entrance Hall
- Bedroom 13'8 x 8'4
- Kitchen 10'5 x 5'10
- Communal Gardens
- Shower Room - 10'4 x 4'6
- Living Room 17'4 x 9'4
- Over 55's
- Communal Parking

55 & OVER 1 BEDROOM GROUND FLOOR APARTMENT. COMMUNAL GARDENS. COMMUNAL PARKING. RESIDENTS LOUNGE. NO ONWARD CHAIN. Situated on the Nevendon Road side of Wickford close to town centre is this 1 bedroom ground floor apartment benefitting from accommodation including living room 17'4 x 9'4, kitchen 10'5 x 5'10, bedroom 13'8 x 8'4, and shower room. The property's specification includes double glazed windows and gas fired radiator heating, communal gardens, communal parking, laundry room & drying area and residents lounge. The property requirement is 55's and over. The property is offered with no onward chain.



Council Tax Band: B



### CANOPY PORCH

Double glazed opaque door to:

### ENTRANCE HALL

Built in storage cupboards. Radiator. Additional built in cupboard housing electric meter.

### SHOWER ROOM

10'4 x 4'6

Double glazed opaque window to front. Suite comprising of enclosed low level WC, vanity wash hand basin and wet room style shower. Radiator/rail. Extensive tiling to walls.

### BEDROOM

13'8 x 8'4

Double glazed window to rear. Radiator. Coved ceiling.

### LIVING ROOM

17'4 x 9'4

Double glazed window to rear. Radiator. Coved ceiling. mock fireplace.

### KITCHEN

10'5 x 5'10

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. Recess for washing machine, cooker and fridge freezer. Cupboard housing gas fired boiler. Radiator. Tiled surround.

### COMMUNAL GARDENS

### COMMUNAL PARKING

### LAUNDRY ROOM & DRYING AREA

### RESIDENTS LOUNGE

Activities and part time manager.

### LEASE INFORMATION

100 years renewed as part of lease

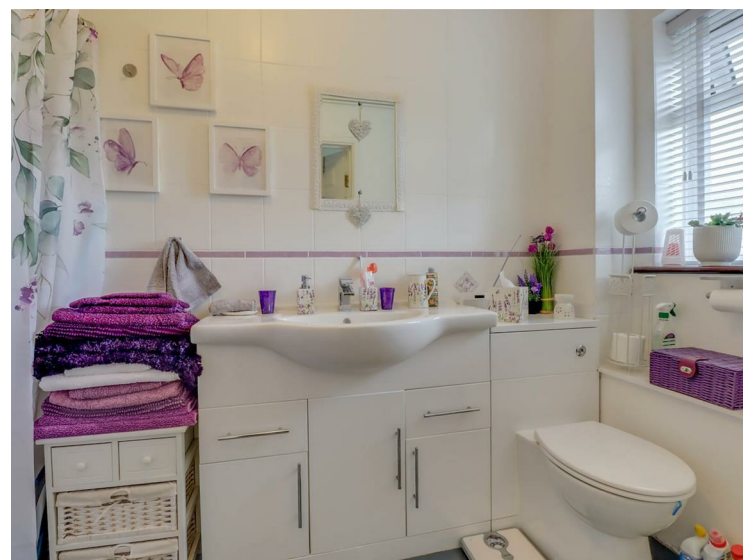
Basildon Council

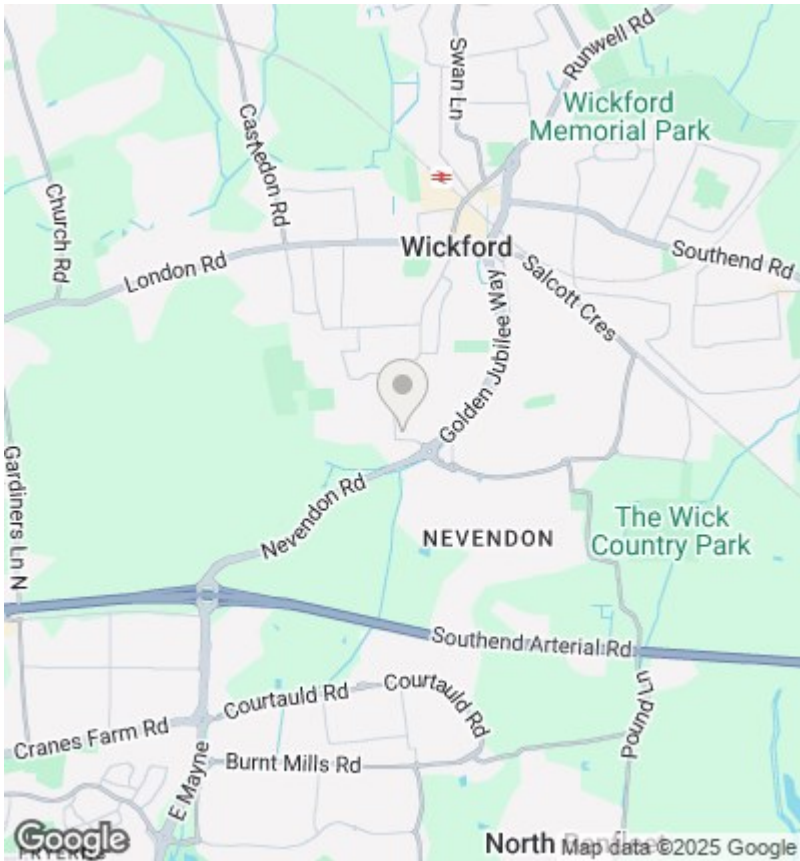
Service £155.00 PCM

No Ground Rent

### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. 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.

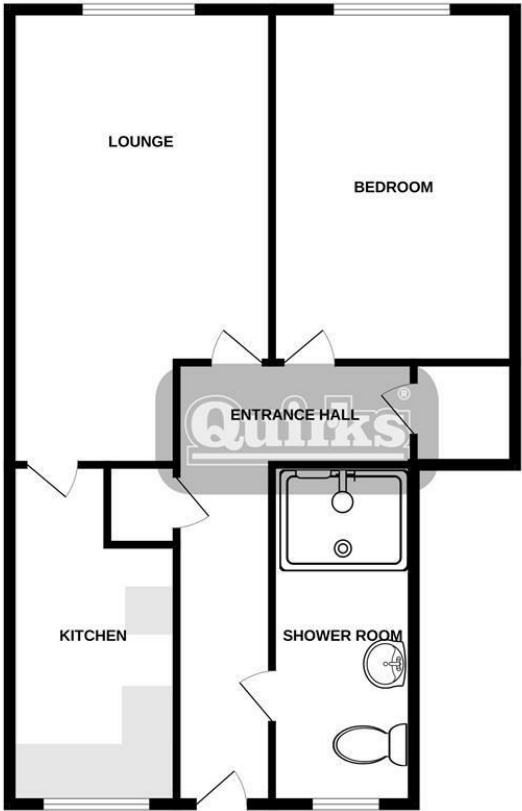




EPC Rating:  
C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 74                      | 78        |
| (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 |           |

GROUND FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix 12/2017. Made with Metropix 12/2017.