



## Bruton Link, Runwell, Wickford

£280,000

- Living Room 23'8 x 12'
- Bedroom 1 13' x 11'
- Garage
- Spacious Hall
- Kitchen Area
- Bedroom 2 13' x 8'8
- Allocated Parking Space
- Remaining NHBC guarantee



SPACIOUS 2 BEDROOM FIRST FLOOR APARTMENT ON ST LUKES DEVELOPMENT. GARAGE & DRIVE. LARGE HALLWAY. 23'8 LIVING ROOM/KITCHEN. GAS RADIATOR HEATING. NHBC GUARANTEE. Situated on the sought after St. Luke's Park development in the popular area of Runwell village within easy access of A130, A12, A127 and A13 is this two bedroom first floor apartment with accommodation including living room 23'8 x 12' incorporating kitchen area, 2 double bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) secure entry phone system, garage, allocated parking and additional visitors parking. Local shops and school are nearby.

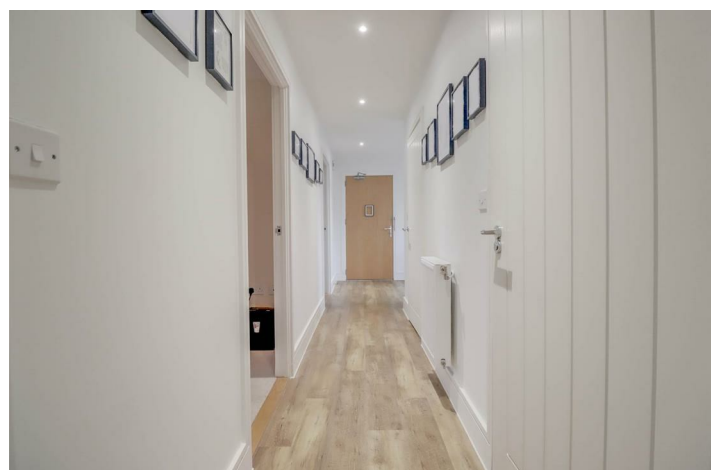
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 1

 B

Council Tax Band: C



Stairs for first floor.

Entrance door to:

### SPACIOUS ENTRANCE HALL

Double glazed window to rear. Large built in cupboard.

### BEDROOM ONE

13' x 11'

Double glazed window to front. Radiator. Fitted wardrobe cupboard.

### BEDROOM TWO

13' x 8'8

Double glazed window to front.

### UTILITY CUPBOARD

Space for tumble dryer.

### BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower and screen. Extensive tiled surround. Radiator/rail.

### LIVING ROOM

23'8 x 12'

Double glazed window to front. Radiator. Laminate finish to floor. Open plan to:

### KITCHEN AREA

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. Tiled surround. Built in oven and hob with extractor fan above. Space for dishwasher. Integrated fridge freezer and washing machine. Cupboard housing boiler.

### GARAGE

### ALLOCATED PARKING SPACE

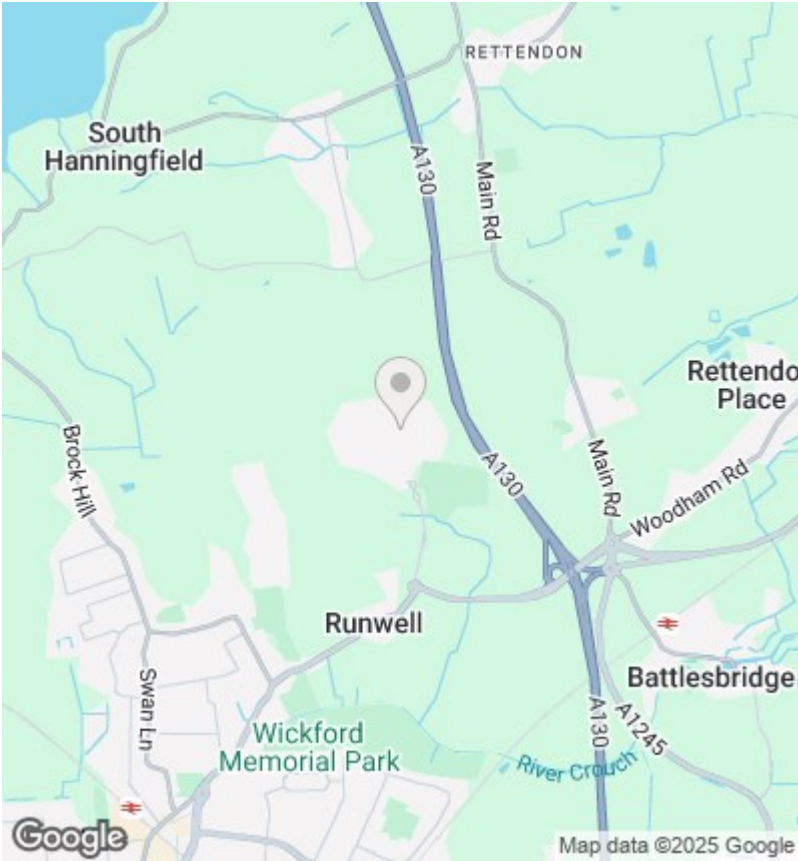
### LEASE INFORMATION

WE UNDERSTAND THE PROPERTY BENEFITTED FROM A 999 YEAR LEASE AND WAS BUILT IN 2017. WE HAVE BEEN INFORMED THE SERVICE CHARGE IS CURRENTLY £2,068.04 AND THE ESTATE CHARGE IS £388.06.

### 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 their own enquiries about the functionality.

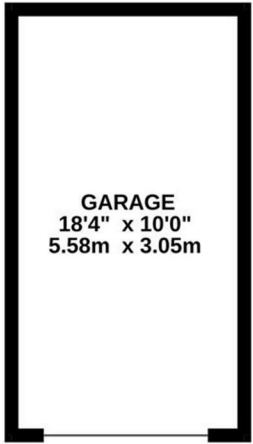
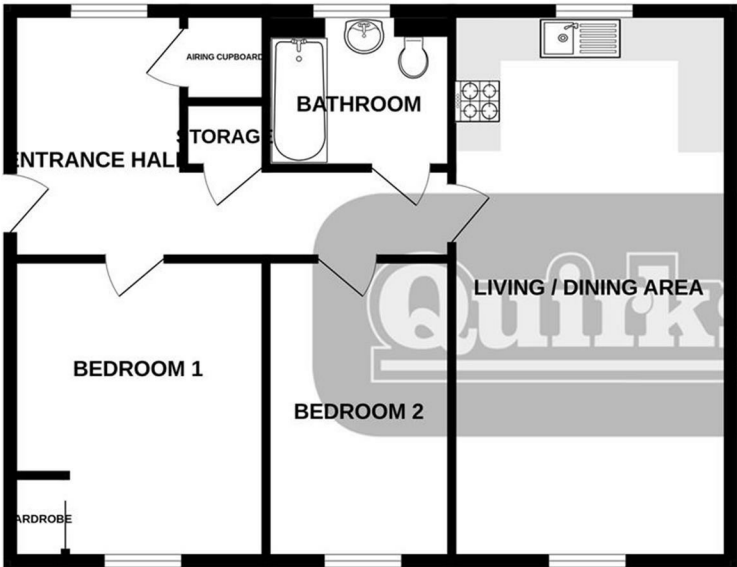




EPC Rating:  
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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