



## Stilemans, Wickford

£275,000

- SECOND FLOOR ACCESSED VIA LIFT
- PARKING
- DOUBLE GLAZED
- CENTRAL HEATING
- COUNCIL TAX - B - BASILDON
- TWO BEDROOMS
- COMMUNAL GARDENS
- CLOSE TO TOWN CENTRE
- LIVE IN WARDEN
- EPC - TBC

A TWO BEDROOM RETIREMENT FLAT located in the ever popular SYCAMORE COURT in WICKFORD. The development is located right on top of the HIGH STREET and it's multiple facilities including SUPERMARKET and MAINLINE RAILWAY STATION. The building has a LIVE IN WARDEN and a communal lounge as well as a CAR PARK SPACE. The building is serviced by a lift and is offered for sale with NO ONWARD CHAIN and keys are held by the agent for an immediate viewing which we would recommend



Council Tax Band: B



## COMMUNAL ENTRANCE

Security controlled door to entrance where you will find the wardens office and communal lounge for residents and guests, stairs and lift to second floor.

## COMMUNAL HALLWAY ON FLOOR TWO

Hallway offering access to property then further street door to the apartment

## ENTRANCE HALL

Doors to accommodation and storage cupboard, electric wall mounted heater

## LOUNGE

16'5 x 11'2

Double glazed window, feature fireplace with inset fire, electric heater, archway to kitchen

## KITCHEN

9 x 7'4

Fitted extensively to ground and eye level with complimentary roll edged work surfaces with inset sink with mixer tap and drainer, tiled splash backs, recess for fridge/freezer, new cooker and new integrated washing machine to remain

## BEDROOM ONE

15'11 x 9'1

Double glazed window, extensive range of fitted furniture including wardrobes, overbed unit and drawers

## BEDROOM TWO

9'8 x 8'1

Double glazed window.

## SHOWER ROOM

Tiled, extractor fan, corner shower cubicle, low flush wc, wash hand basin inset to vanity unit, chrome effect heated towel rail

## CAR PARK

Car park outside with numbered spaces

## COMMUNAL GARDEN

To the rear of the block are some attractive gardens to enjoy, lawn area as well as flowers and shrub and garden bench

## LEASE INFORMATION

Years to run - 62

Ground Rent - £280 per annum

Service Charge - 2461.80

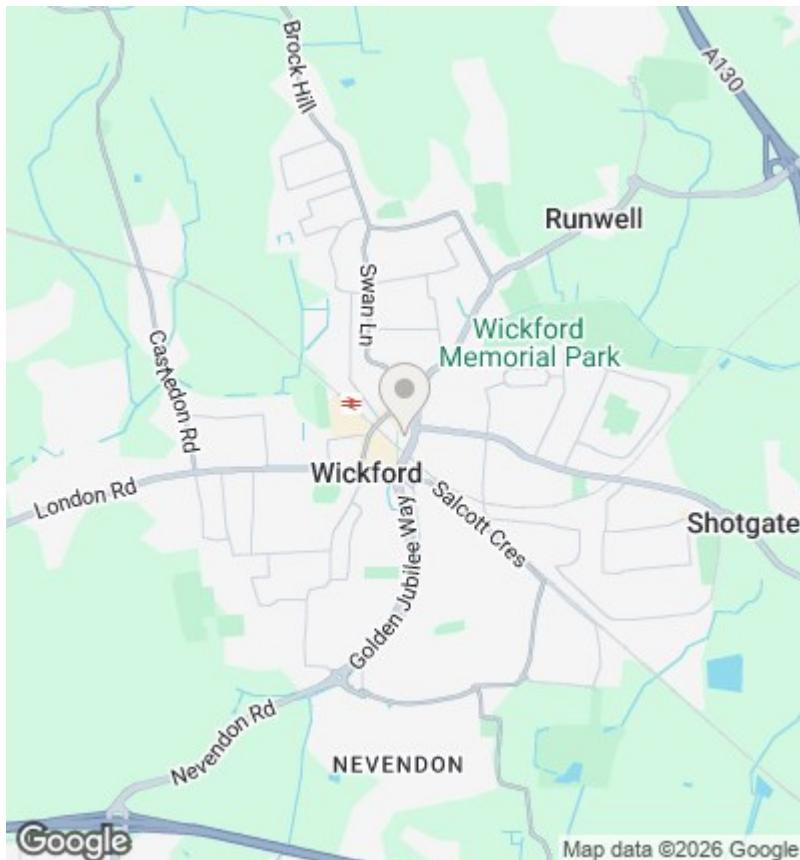
Review Period - Annually

## 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.

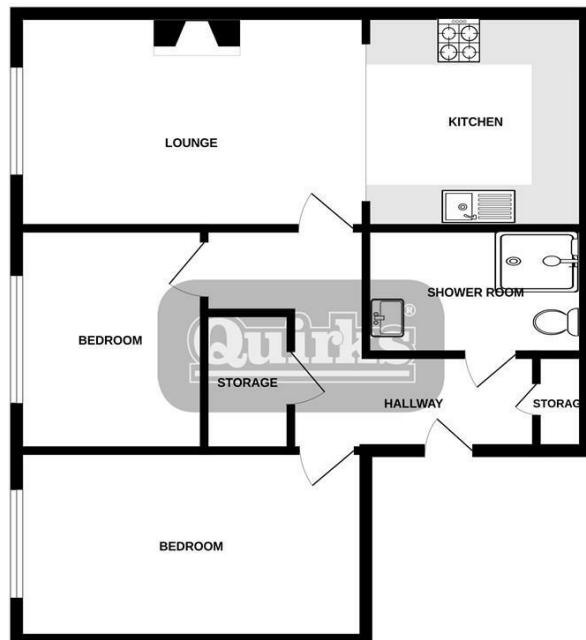




## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 areas not depicted. No appliances or services have been tested. Metrixpix ©2026. Made with Metrixpix ©2026.