



Liberty Way, Runwell, Wickford

Offers Over £240,000

- Entrance Hall
- Kitchen 8'6 x 8'2
- Bathroom 7'6 x 7'
- 1 Allocated Parking Space
- Lounge/Diner 19'6 x 15'
- Bedroom 12'4 x 9'10
- Communal Gardens
- 995 Year Lease (TBC)

1 BEDROOM GROUND FLOOR APARTMENT. COMMUNAL GARDENS. 1 ALLOCATED PARKING SPACE. 19'6 LOUNGE/DINER. 8'6 KITCHEN. Situated on the St Luke's Estate Development is this 1 bedroom ground floor apartment built in 2020 with remaining NHBC certificate and benefitting from, accommodation including lounge/diner 19'6 x 15', kitchen 8'6 x 8'2, bedroom 12'4 x 9'10 and bathroom 7'6 x 7'. The property's specification includes double glazed windows and gas fired radiator heating, communal gardens, entry video system, bike store, bin shed and 1 allocated parking space.



Council Tax Band: C



Communal door to:

COMMUNAL ENTRANCE HALL

Personal door to:

ENTRANCE HALL

Two built in storage cupboards one with power points. Radiator.

BATHROOM

7'6 x 7'

Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower and screen. Tiled surround. Radiator/rail. Extractor fan. Downlighters to ceiling. Shaver point.

BEDROOM

12'4 x 9'10

Double glazed window to rear. Radiator. Mirror fronted wardrobe cupboards.

LOUNGE/DINER

19'6 x 15'

Double glazed window to rear. Two double glazed windows to side. Two radiators. Open plan to:

KITCHEN

8'6 x 8'2

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. Integrated fridge freezer, washing machine.

Cupboard housing gas fired boiler. Space for dishwasher. Built in oven, hob and extractor fan above. Downlighters to ceiling.

ALLOCATED PARKING

The property benefits from 1 allocated parking space. Numbered 355

The property benefits from bike store, bin shed and communal entry video system.

LEASE INFORMATION

Years Remaining approx 995 years -

Service Charge approx £1800.00 pa - Review Period - tbc

Council Tax Band C

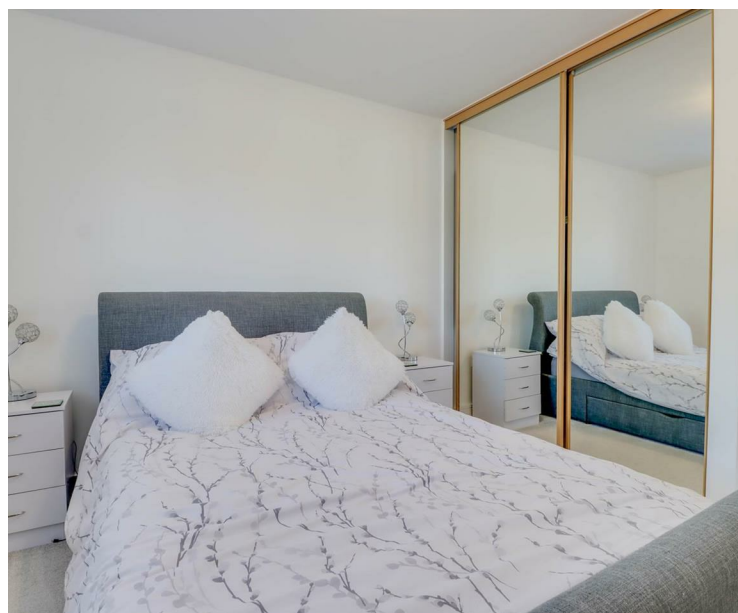
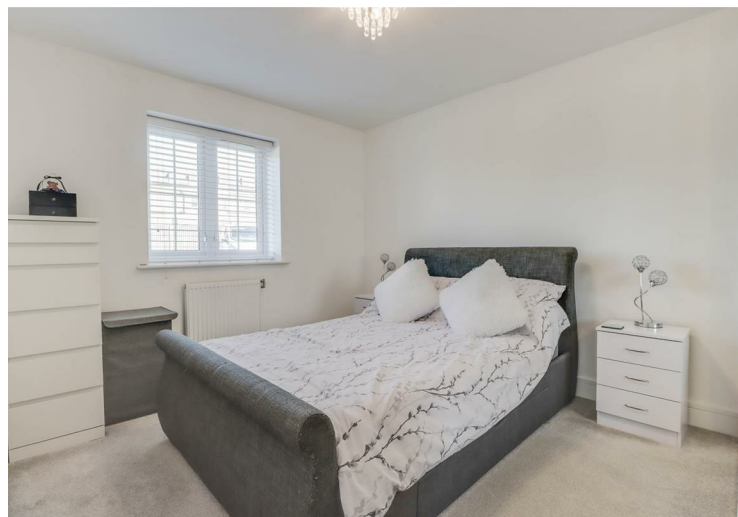
Estate Charge - approx £350.00 pa

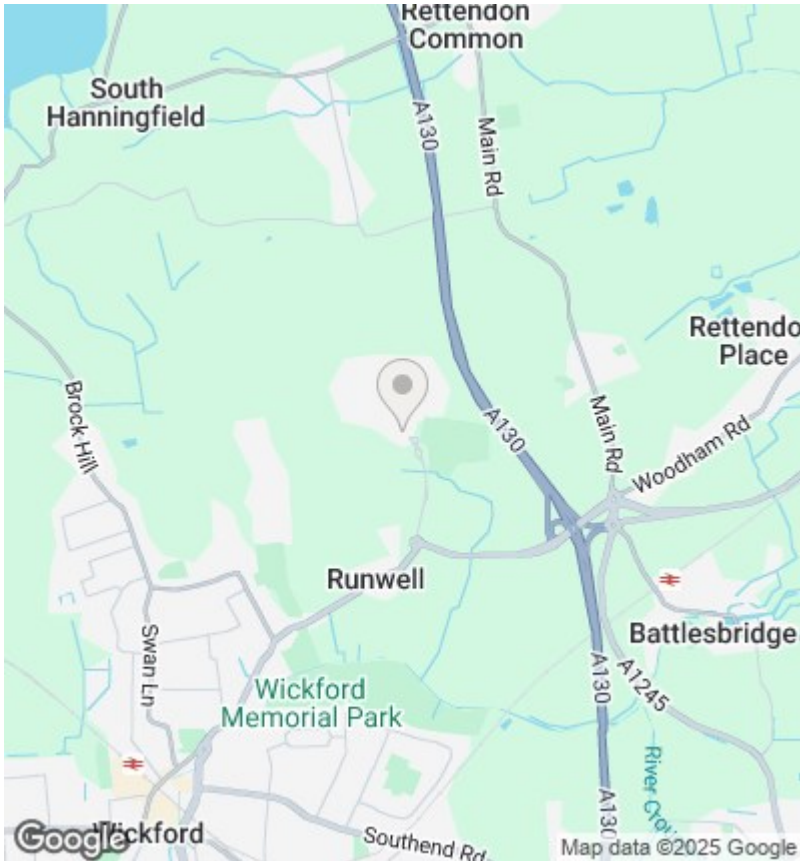
Buildings Insurance - approx £130.00 pa

all information subject to legal confirmation

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and 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:
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

