



## Golden Jubilee Way, Wickford

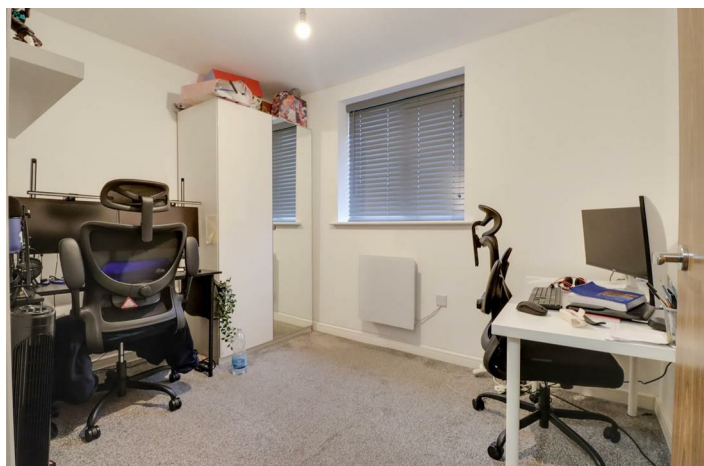
£245,000

- Purpose Built Ground Floor Apartment
- Two Bedrooms
- Separate Bathroom
- Allocated Parking
- Open Plan Lounge and Fitted Kitchen
- En-Suite to Bedroom One.
- Good Size Balcony
- Close to Town Centre & Railway Station

2 BEDROOM GROUND FLOOR APARTMENT. EN-SUITE TO MASTER BEDROOM. CLOSE TO TOWN CENTRE & STATION. ALLOCATED PARKING SPACE. NO ONWARD CHAIN. Situated in one of Wickford's sought after developments and positioned within easy walking distance of town centre and mainline station is this 2 bedroom ground floor apartment benefitting from accommodation including open plan lounge/kitchen 16'10 x 12'5 with balcony, bedroom 1 12'3 x 11'7 with en-suite, bedroom 2 10'6 x 7'9 and bathroom. The property's specification includes double glazed windows, allocated parking space conveniently located by security entrance door, good size balcony and lift to all floors. The property is offered with no onward chain.



Council Tax Band: C



Security Entrance Door:  
Communal Hallway and  
internal security doors to  
Own Front Door;

#### HALLWAY:

Built in airing cupboard,  
electric heater (untested)  
laminate finish to floor.

#### LOUNGE / FITTED

##### KITCHEN:

16'10" x 12'5"

LOUNGE AREA: Double  
glazed French doors to  
side leading to full length  
balcony. Electric heater  
(untested) Laminate finish  
to floor.

KITCHEN AREA: Range of  
high-gloss base and wall  
mounted units providing  
drawer and cupboard  
space with work top  
surface extending to  
incorporate inset sink unit  
with cupboard beneath.  
Build in oven, hob and  
extractor fan (all un-  
tested) Inset spotlights to  
ceiling. Laminate finish to  
floor.

#### BEDROOM ONE:

12'3" x 11'7"

Double glazed French style  
doors to side. Double  
glazed window. Built in  
wardrobe with sliding  
mirror doors. Electric  
heater (Untested)

#### EN-SUITE SHOWER & WC

Double glazed opaque  
window. Suite comprising  
of low level WC, wash

basin and shower cubicle,  
Tiled surround. Heated  
towel rail (untested)  
Extractor fan.

#### BEDROOM TWO:

10'6" x 7'9"

Double glazed window.  
Electric heater (untested)

#### BATHROOM

Three piece suite  
comprising of low level  
WC, pedestal wash basin  
and panel enclosed bath.  
Tiled surround. Extractor  
fan. Wall cabinet.

#### LEASEHOLD INFORMATION

125 years from 1.8.2014 -  
approx 113 years  
remaining

Ground rent : £340 per  
annum (approx)  
Service Charge; £1700.00  
per annum (approx)

#### ALLOCATED PARKING:

The property benefits for  
one allocated parking  
spaces with visitor permit  
parking.



EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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	