



## 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: basin and shower cubicle,  
Communal Hallway and Tiled surround. Heated  
internal security doors to towel rail (untested)  
Own Front Door; Extractor fan.

**HALLWAY:** BEDROOM TWO:

Built in airing cupboard, 10'6" x 7'9"  
electric heater (untested)  
laminate finish to floor. Double glazed window.  
Electric heater (untested)

**LOUNGE / FITTED**

**KITCHEN:** BATHROOM

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 untested) Inset spotlights to ceiling. Laminate finish to floor.

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:**

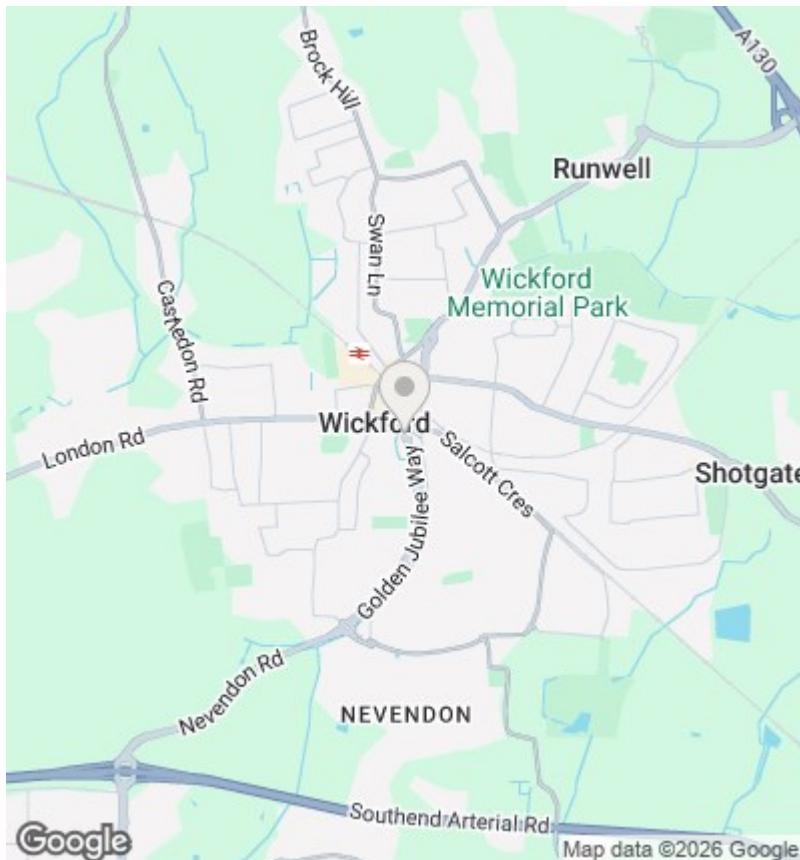
The property benefits for one allocated parking spaces with visitor permit parking.

**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



## 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	