



Sycamore Court, Wickford

£270,000

- Living Room 13'10 x 13'4
- Bedroom 1 14'5 x 9'10
- Shower Room
- Parking
- Kitchen 9'2 x 5'6
- Bedroom 2/Dining 10'6 x 6'10
- Communal Gardens
- Manager Onsite

2 BEDROOM RETIREMENT PROPERTY. COMMUNAL GARDENS. PARKING. ONSITE MANAGER. NO ONWARD CHAIN. Situated in a particularly convenient LOCATION close to town centre with its shops and mainline station is this purpose built 2 bedroom second floor retirement apartment benefiting from accommodation including entrance hall with dual storage cupboards, living room 13'10 x 13'4, kitchen 9'2 x 5'6, 2 bedrooms and shower room. The property's specification includes double glazed windows and gas fired radiator heating, communal gardens and parking.



Council Tax Band: B



Personal door to:

ENTRANCE HALL

Built in cupboard.
Additional walk in storage room. Access to loft.
Storage heater.

BEDROOM

14'5 x 9'10
Double glazed window to rear with views over garden. Storage heater.
Range of fitted bedroom furniture incorporating wardrobes, drawers and bedside units. Coved ceiling.

BEDROOM TWO/DINING

10'6 x 6'10
Double glazed window to rear overlooking gardens. Electric heater. Coved ceiling.

SHOWER ROOM

6'9 x 5'4
Suite comprising of enclosed low level WC, vanity wash hand basin and shower cubicle. Fitted cupboards and drawers. Tiling to floor and surround. Fan heater and extractor fan. Electric towel rail.

LIVING ROOM

13'10 x 13'4
Double glazed window to rear with views over gardens. Electric storage heater. Mock fireplace. Coved ceiling. Archway to:

KITCHEN

9'2 x 5'6
Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Integrated fridge freezer. Built in oven, grill and hob with extractor fan above. Tiled surround. Downlighters to ceiling.

COMMUNAL GARDEN

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

CAR PARK

Car park outside with numbered spaces.

LEASE INFORMATION

Years to run - 62
Ground Rent - £280 per annum
Service Charge - £2461.80
Review Period - Annually
TO BE LEGALLY VERIFIED WHEN LEASE PACK RECEIVED

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:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

