



Stilemans, Wickford

£260,000

- 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.



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.

SHOWEROOM

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

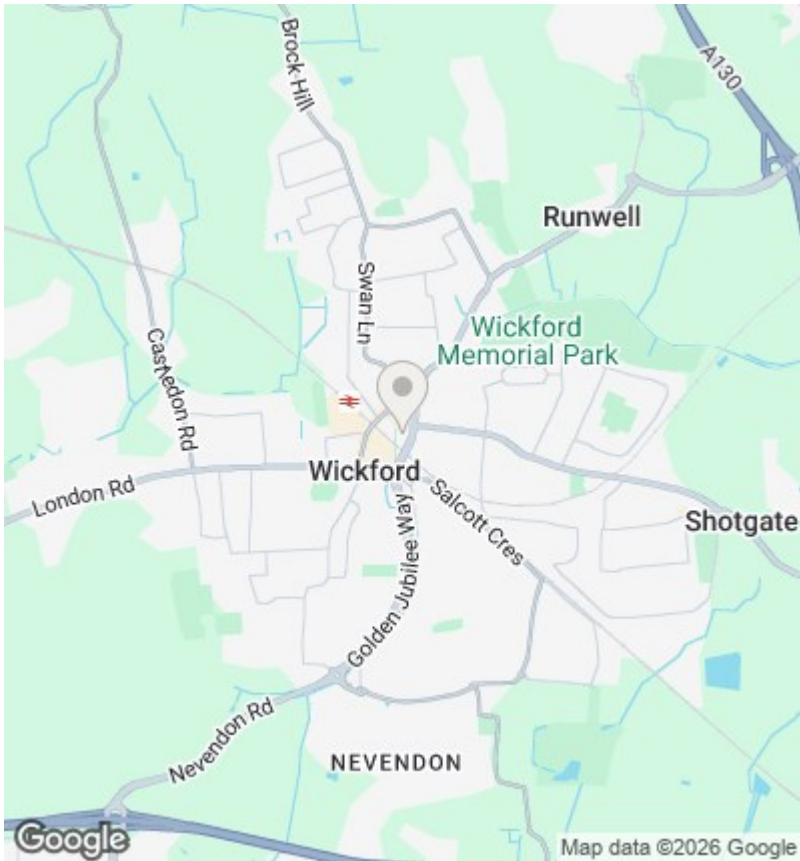
Service Charge - 2461.80

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.

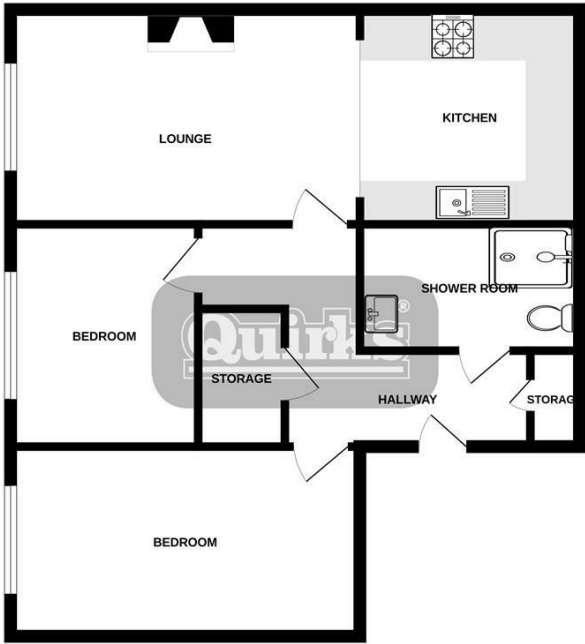




EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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 garages and outbuildings as depicted. No appliances or services have been tested. Metrigis ©2017. Made with Metrigis ©2026.