



Stilemans, Wickford

£278,000

- Living Room 14' x 13'6
- Bedroom 1 14'5 x 9'10
- Shower Room
- Parking
- Kitchen 8'6 x 7'2
- Bedroom 2 10'6 x 6'10
- Communal Gardens
- 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 2nd floor retirement flat benefitting from accommodation including living room 14' x 13'6, kitchen 8'6 x 7'2, 2 bedrooms and shower room. The property's specification includes double glazed windows and electric heating. Additional facilities include laundry room residents lounge and on-site house manager with communal gardens and residence parking. No onward chain.



Council Tax Band: B



Personal door to:

ENTRANCE HALL

Coved ceiling. Walk in storage storage room. Access to loft. Built in storage cupboard. Electric heater.

SHOWER ROOM

Suite comprising of low level WC, wash hand basin and shower cubicle. Radiator/rail. Extensive tiling to walls and floor. Coved ceiling. Extractor fan.

BEDROOM ONE

14'5 x 9'10

Double glazed window to rear. Electric heater. Fitted wardrobes cupboards with drawers and bedside units. Coved ceiling.

BEDROOM TWO

10'6 x 6'10

Double glazed window to rear. Electric heater. Radiator. Coved ceiling.

LIVING ROOM

14' x 13'6

Double glazed window to rear. Electric heater. Radiator. Mock fireplace. Coved ceiling with downlighters. Open plan to:

KITCHEN

8'6 x 7'2

Double glazed window to side. 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. Built in oven, hob and extractor fan. Integrated washing machine. Tiling to floor. Space for fridge freezer. Coved ceiling with downlighters.

COMMUNAL GARDENS

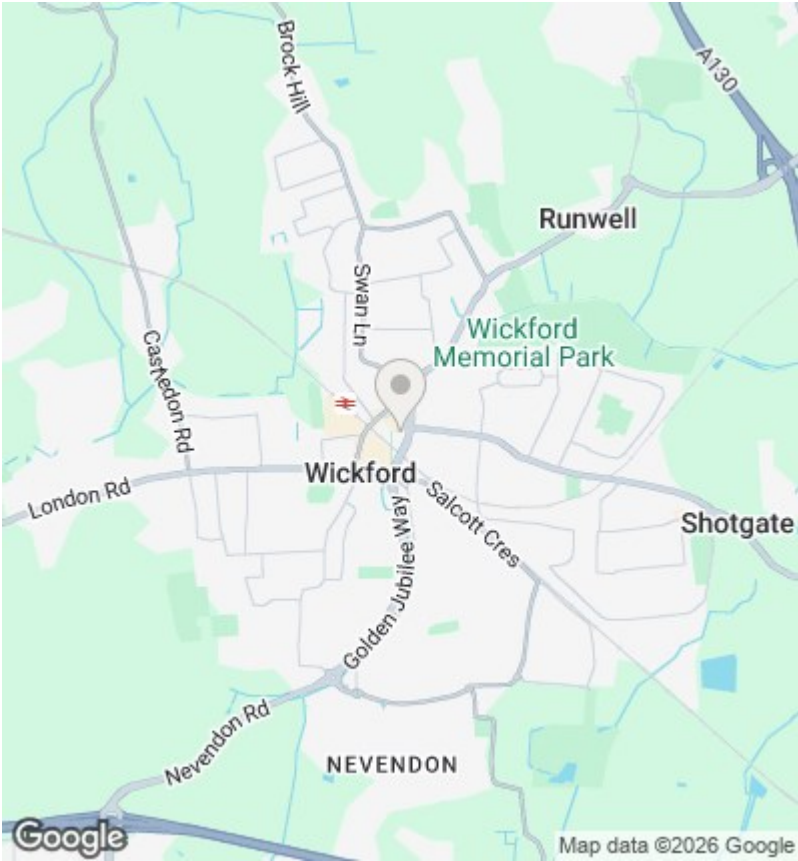
PARKING & VISITORS PARKING

LEASE INFORMATION

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	69	75
(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	