

Smollett Place, Wickford

Guide Price £220,000

- TWO BEDROOM FIRST FLOOR
- GAS CENTRAL HEATING
- ALLOCATED PARKING SPACE
- POULAR WICK MEADOWS LOCATION
- EPC - C
- DOUBLE GLAZED
- NO ONWARD CHAIN
- EXCEPTIONALLY WELL MAINTAINED
- OPEN PLAN LOUNGE, DINING AND KITCHEN
- COUNCIL TAX - BASILDON - C

GUIDE PRICE £220,000 TO £230,000 - A TWO BEDROOM FIRST FLOOR APARTMENT located on the ever popular WICK MEADOWS development. This apartment has the benefit of GAS VCENTRAL HEATING and an ALLOCATED PARKING SPACE to the rear. Offered for sale with NO ONWARD CHAIN the keys are held by QUIRKS for an immediate viewing which comes highly reccomended.



Council Tax Band: C



COMMUNAL ENTRANCE HALL

Security controlled entry system to hall, letterboxes, door to car park and stairs to first floor

ENTRANCE HALL

Street door to Hall, security intercom handset, radiator, access loft, wood effect laminate floor covering, doors to accommodation, door to cupboard,

LOUNGE AREA

15'3 x 12'11

Double glazed window, wood effect laminate floor covering, radiator, double doors to Hallway open aspect to Kitchen

KITCHEN AREA

9'7 x 6'2

Double glazed window, ceramic tiled floor and splash backs, fitted units to both ground and eye level incorporating complimentary roll edge working surfaces, inset sink with mixer taps, fitted oven and hob with cooker hood over, space and plumbing washing machine, recess for fridge/freezer

BEDROOM ONE

10'4 x 9'11

Double glazed window, radiator

BEDROOM TWO

8'6 x 7'5

Double glazed window, radiator

BATHROOM

Double glazed window, radiator, three piece suite comprising pannelled bath, with shower and screen,

low flush wc, pedestal wash hand basin, tiled floor covering, part tiled walls, access to cupboard housing gas boiler

OUTSIDE

Lawn area, block paved driveway to parking area, bin store, flower and shrub borders

PARKING SPACE

1x allocated space to rear

AGENTS NOTE

The vendors advise that there is access to a loft which is boarded and they also had a new boiler installed in May 2022

LEASE INFORMATION

YEARS TO RUN 101

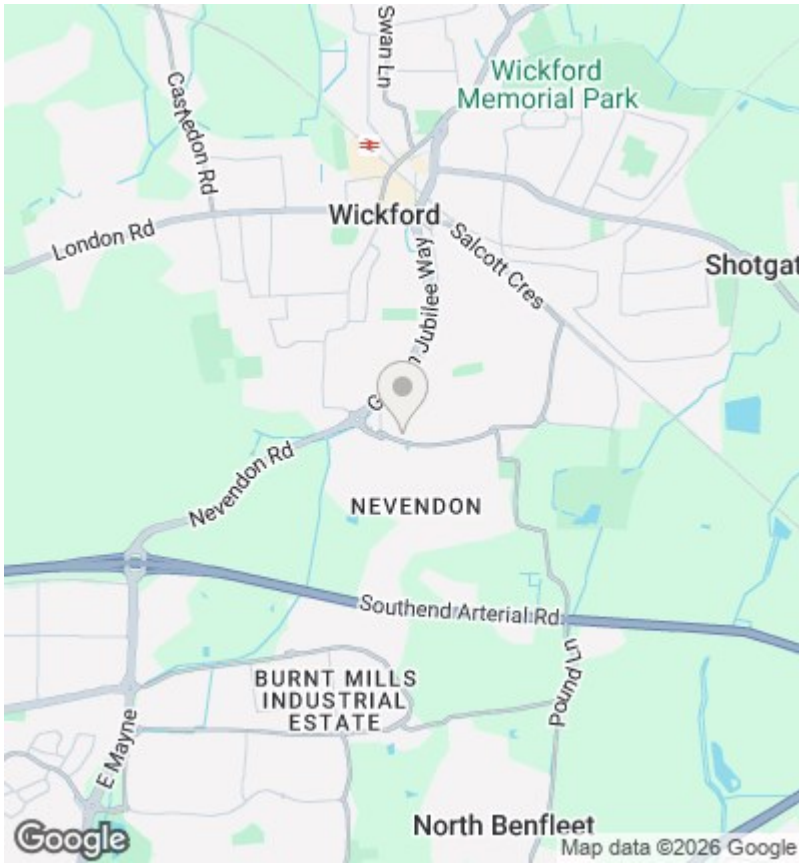
GROUND RENT £200

SERVICE CHARGE £2160

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	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	

