



## Homeholly House, Church End Lane, Wickford

£117,000

- RETIREMENT FLAT
- DOUBLE GLAZED
- COMMUNAL PARKING AREA
- 24 HOUR EMERGENCY MONITORED CALL SYSTEM
- COUNCIL TAX - B - CHELMSFORD
- COMMUNAL GARDENS
- STORAGE HEATING
- NO ONWARD CHAIN
- WARDEN CONTROLLED
- EPC - C



Homeholly House is a popular warden assisted retirement complex located in a quiet part of WICKFORD yet within access of local stores and the HIGH STREET and it's multiple facilities and WICKFORD RAILWAY STATION. This ONE BEDROOM apartment is located on the GROUND FLOOR. The complex is well managed and maintained and there are communal gardens and communal parking area. Being sold with NO ONWARD CHAIN.



Council Tax Band: B



### SECURITY ENTRANCE

Security intercom controlled door, further door to communal area's corridor to the flat

### FLAT ENTRANCE

Street door to communal hall, wall mounted telephone handset for the security entrance

### LOUNGE

15'2 x 11'4

Double glazed window and door, storage heater, arch to kitchen

### KITCHEN

7'10 x 6'2

Range of units to both ground and eye level, incorporating complimentary roll edged work surfaces with inset sink and drainer unit with mixer taps, tiled splash backs, built in oven and hob with cooker hood over

### WET ROOM

Wet room with walk in shower area, low flush wc, pedestal wash hand basin, heated towel rail

### COMMUNAL GARDENS

Lawn area, flowers and shrubs access to parking area

### PARKING

Communal car park to rear of building

### RESIDENTS AREA'S

Communal Lounge, laundry area and wardens office, storage and charging area for mobility scooters

### AGENTS NOTE

CURRENTLY RENTED OUT AT £950 PCM TENANT WOULD LIKE TO STAY ON

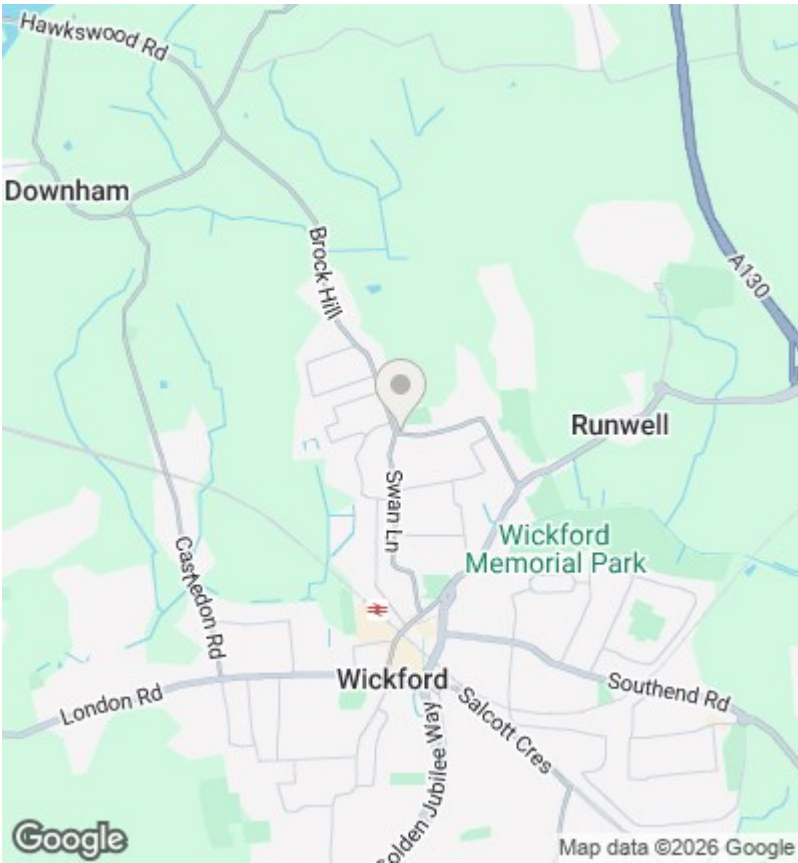
### LEASE DETAILS

LEASE 125 YEARS FROM 1987 APPROX 87 LEFT  
GROUND RENT £495 PER ANNUM  
SERVICE CHARGE £4400 PER ANNUM

### 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80
England & Wales	EU Directive 2002/91/EC	