



## Browning Drive, Wickford

£245,000

- Living Room 16'2 x 11'2
- Bedroom 11'8 x 11'3
- Bathroom
- Leasehold
- Kitchen 11'8 x 6'4
- Bedroom 13' x 6'6
- Allocated & Visitors Parking

2 BEDROOM GROUND FLOOR APARTMENT. 1 ALLOCATED PARKING SPACE & VISITORS PARKING. 16'2 LIVING ROOM. 11'8 KITCHEN.

2 1 1 C

Council Tax Band:



Security door leading to:

#### COMMUNAL HALL

Personal door to:

#### SPACIOUS ENTRANCE HALL

Radiator. Laminate finish to floor. 2 built in storage cupboards.

#### BEDROOM

11'8 x 11'3

Two double glazed windows to front. Radiator.

#### BEDROOM

13' x 6'6

Double glazed window to rear. Radiator.

#### BATHROOM

Three piece suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit with shower and screen. Tiled surround. Shaver point. Extractor fan. Radiator.

#### KITCHEN

11'8 x 6'4

Double glazed windows to front and 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 above. Recess for washing machine and fridge freezer. Tiling to floor and surround. Cupboard housing boiler. Radiator.

#### LIVING ROOM

16'2 x 11'2

Double glazed window and double glazed French doors to COMMUNAL GARDEN. Two radiators. Laminate finish to floor.

#### ALLOCATED PARKING

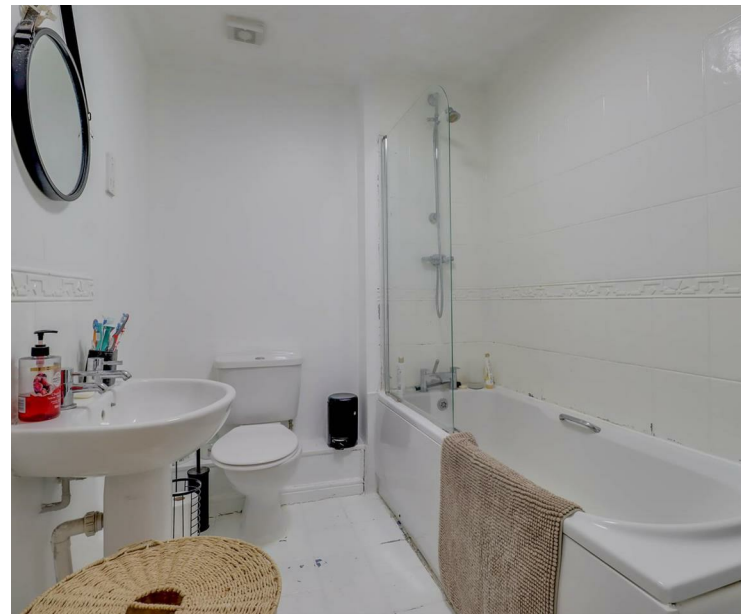
The property benefits from 1 allocated parking space with visitors parking.

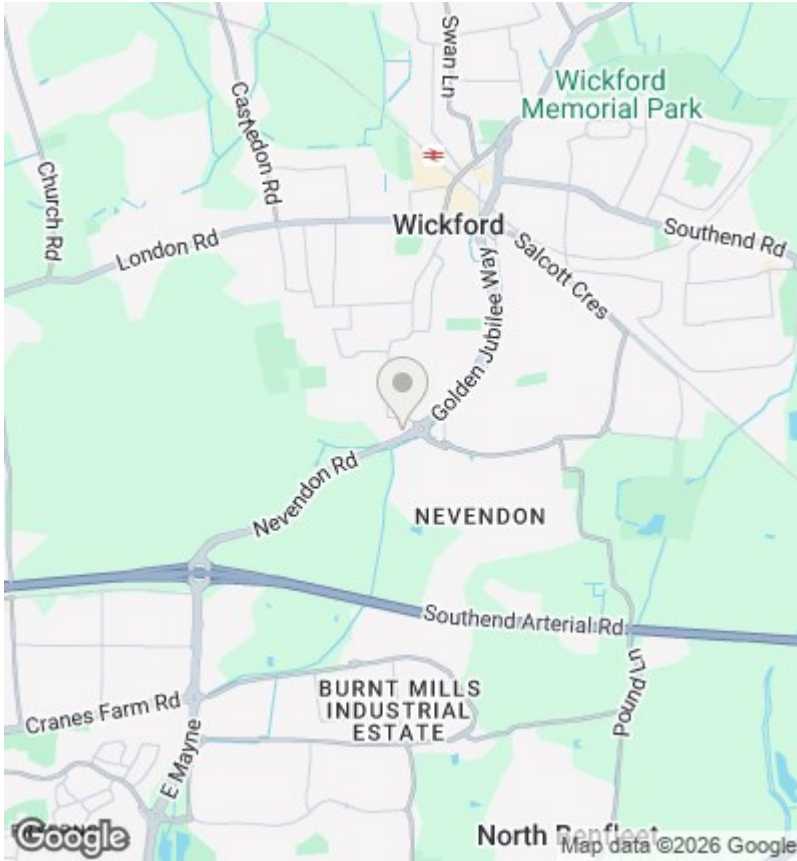
#### LEASEHOLD

120 year lease remaining  
£156 pa ground rent  
£1931.39 pa maintenance

#### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 