



## Lower Southend Road

£220,000

- 3 Bedroom Top Floor Apartment
- No Onward Chain
- Lift Access
- Close to Town Centre & Mainline Station
- Council Tax Band - c - Basildon
- Open Plan Lounge/Kitchen 22'5
- 3 Piece Bathroom
- Allocated Secure Parking
- Views Over Wickford
- EPC - C

NO ONWARD CHAIN. THREE BEDROOM TOP FLOOR APARTMENT WITH BALCONY. GATED ALLOCATED PARKING. MINUTES WALK OF TOWN CENTRE AND MAINLINE STATION. Situated within minutes walking distance of town centre and mainline station is this spacious 3 bedroom top floor apartment. The property further benefits from secure gated parking and balcony. An early inspection is strongly recommended. Basildon Council Tax Band C. EPC Rating C.



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C

Council Tax Band: C



Entry Phone System

#### COMMUNAL HALL

Stair and lift access to all floors.

Personal door to:

#### ENTRANCE HALL

9'8" x 4'0"

Radiator (untested). Coved ceiling. Doors to:

#### BEDROOM TWO

11'9" x 8'0"

Double glazed window to front elevation. Radiator (untested). Coved ceiling.

#### BEDROOM/STUDY

9'5" x 5'11"

Double glazed window to rear elevation. Radiator (untested). Coved ceiling. Cupboard housing meters (untested).

#### BEDROOM ONE

12'1" x 8'10"

Double glazed window to front elevation with double glazed door to balcony. Radiator (untested). Coved ceiling. Built in mirror fronted sliding wardrobes.

#### BATHROOM

Double glazed opaque window to rear. Chrome radiator/rail (untested). Suite comprising of low level WC, wash hand basin and panel enclosed bath unit with shower (untested) and screen. Part tiling to walls. Shaver point (untested).

#### KITCHEN

10'3" x 7'5"

Double glazed window to rear. Range of base and wall mounted units providing drawer and cupboard space

with granite work top surface extending to incorporate inset sink unit with cupboard beneath. Built in oven, gas hob and extractor fan above (all untested). Integrated fridge freezer and washing machine (appliances untested). Radiator (untested). Wood effect flooring. Open plan to:

#### LOUNGE

14'8" x 13'7"

Double glazed windows and double glazed door leading to balcony. Radiator (untested). Coved ceiling.

#### BALCONY

Views extending over Wickford.

#### ALLOCATED SECURE PARKING

The property benefits from gated allocated parking for 1 vehicle.

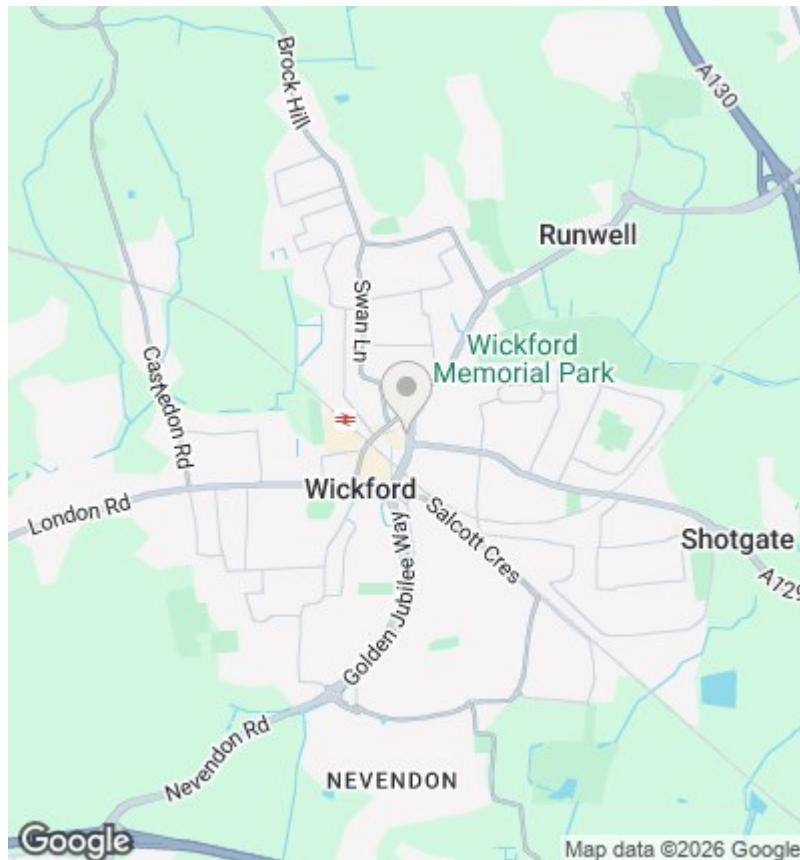
#### AGENTS NOTE

In accordance with National Trading Standards material information the vendor has informed us of the following:

Years Remaining: 104 approx  
- Lease commenced 1-3-2005  
for 125 years - Ground Rent £200 Per Annum - Service Charge £4330.84 Per Annum  
Review period - Annually

Council Tax Band: C





## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	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	

