



Barbour Green, Wickford

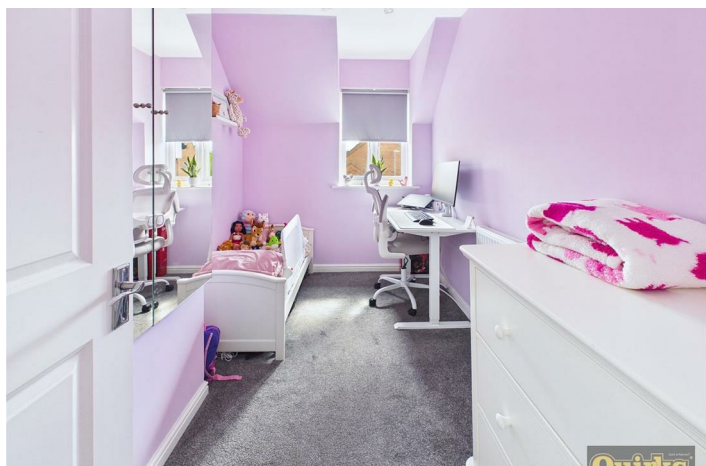
£240,000

- TWO BEDROOM FIRST FLOOR
- OPEN PLAN LIVING
- DOUBLE GLAZED
- CUL DE SAC LOCATION
- EPC - TBC
- MODERN KITCHEN AND BATHROOM
- TWO ALLOCATED PARKING SPACES
- GAS CENTRAL HEATING
- SKYLIGHTS FOR ADDITIONAL DAYLIGHT
- COUNCIL TAX - C - BASILDON

An opportunity has arisen to acquire this COACHHOUSE/APARTMENT which is unusual in the way that there are no communal areas and this property is not attached to any other living accommodation! Boasting TWO BEDROOMS and TWO PARKING SPACES as well as open plan living we would urge interested applicants to view internally as to avoid disappointment. Located on ever popular WICK MEADOWS development.



Council Tax Band: C



PRIVATE STREET DOOR TO
Part Double glazed street
door to Private Entrance
Hall

LANDING

Private, doors to
accommodation and
storage cupboard,
radiator, double glazed
Velux style skylight

BEDROOM ONE

10'6 x 8'7 plus robe
Double glazed window to
front, built in wardrobe to
one wall, radiator

BEDROOM TWO

10'7 x 7
Double glazed window to
front, radiator, built in
cupboard, access to loft

FAMILY BATHROOM

6'9 x 5'5
Double glazed window to
flank, radiator, three piece
suite in white comprising
low flush wc, wash hand
basin inset to vanity unit,
pannelled bath with
shower and screen, tiled
floor part tiled walls

OPEN PLAN KITCHEN

LIVING ROOM

17'7 x 11'11
Double glazed window to
front, wood effect
laminated floor covering
radiator x 2, double glazed
Velux style skylight,
kitchen units to both
ground and eye level with
complimentary roll edged
working surfaces, fitted
oven and hob with hood

over, tiled splash backs,
sink unit with drainer and
mixer taps, recess and
plumbing for washing
machine

TWO ALLOCATED PARKING SPACES

Located to flank of
property are TWO
ALLOCATED parking spaces

LEASE INFORMATION

LEASE START DATE - 1ST
JULY 2004

LEASE TERM - 125 YEARS

REVIEW PERIOD -

ANNUALLY

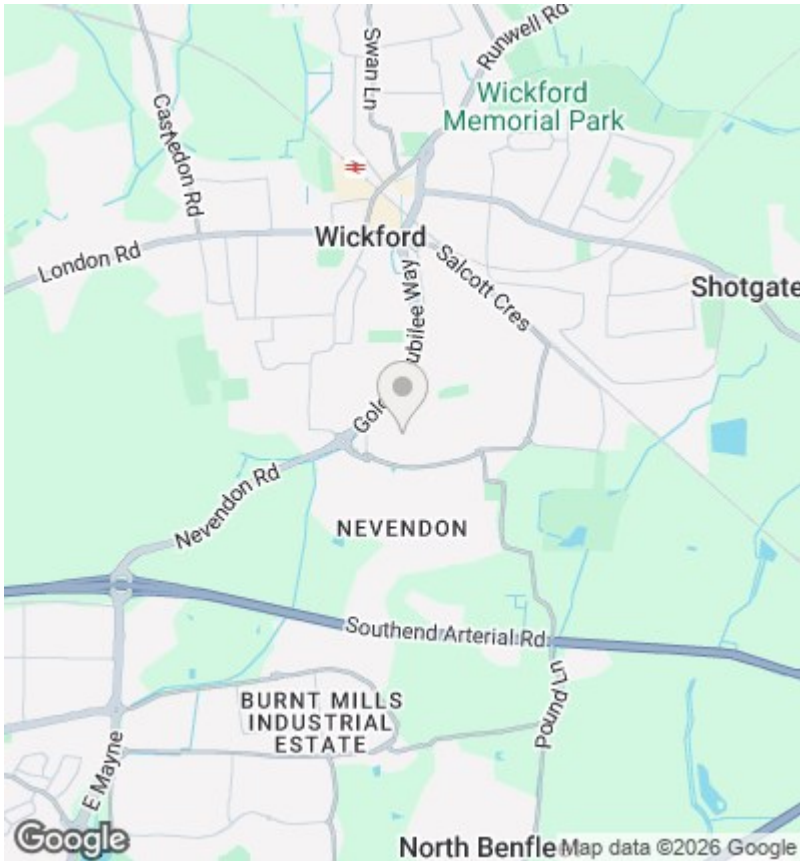
GROUND RENT - £0

SERVICE CHARGE

DISCLAIMER

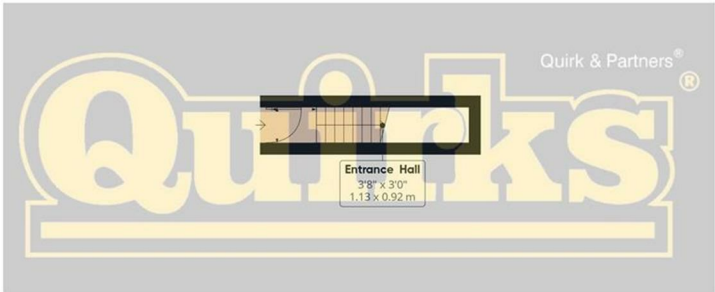
PLEASE NOTE - any
appliances, fixtures,
fittings or heating systems
have not been tested by
the agent as we are not
qualified to do so. We
have relied on information
supplied by the seller to
prepare these details.
Interested applicants are
advised to make their own
enquiries about the
functionality.





EPC Rating:

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		
England & Wales	EU Directive 2002/91/EC	



Floor 0

