



## The Forge, Woodlands Road, Wickford

£190,000

- Living/Kitchen 17'2 x 11'4
- Shower Room
- Close to High Street & Station
- Lift to all Floors
- Bedroom 10'2 x 9'10
- Covered Allocated Parking
- First Floor Apartment
- No Onward Chain

1 BEDROOM FIRST FLOOR APARTMENT. ALLOCATED PARKING. OPEN PLAN LOUNGE/KITCHEN 17'2. CLOSE TO TOWN CENTRE & MAINLINE STATION. 10'2 BEDROOM & SHOWER ROOM. NO ONWARD CHAIN.



Council Tax Band: C



Entry phone system to:

#### COMMUNAL HALL

Stairs and lifts to all floors.

Personal door to:

#### ENTRANCE HALL

Radiator (untested). Entry phone.

#### SHOWER ROOM

Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiled surround. Radiator/rail (untested). Extractor fan (untested).

#### LIVING/KITCHEN

17'2 x 11'4

Two double glazed windows to front. Radiator (untested).

#### KITCHEN AREA

Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Built in oven, hob and extractor fan above (all untested). Integrated fridge freezer (untested). Space for washing machine. Downlighters to ceiling.

#### BEDROOM

10'2 x 9'10

Double glazed window to front. Radiator (untested).

#### ALLOCATED PARKING

The property benefits from gated access to

carpark area with parking space. Bin and bike store.

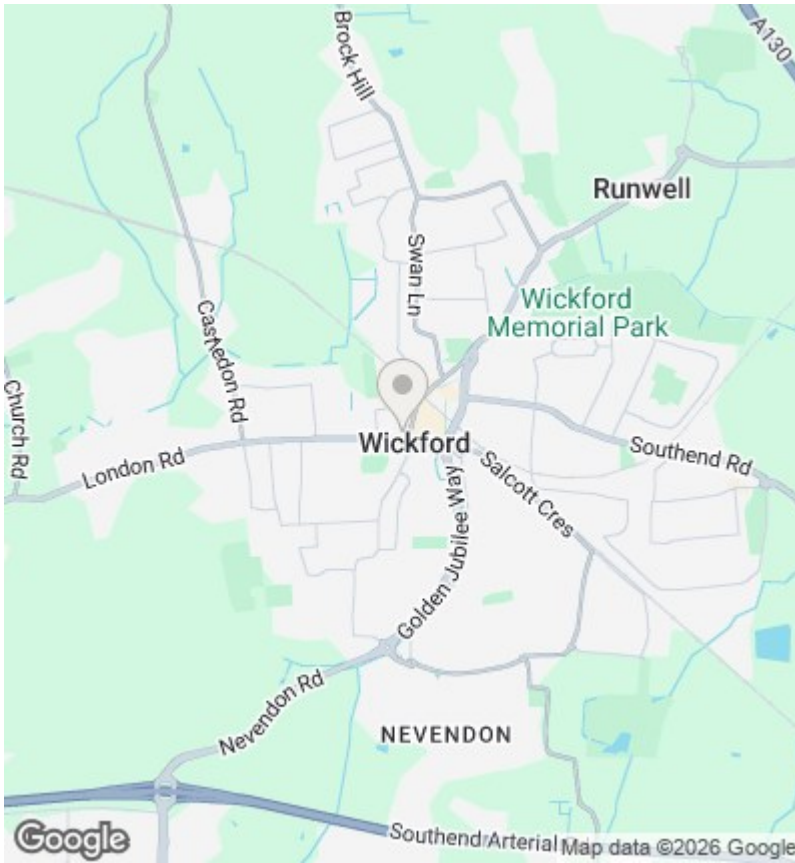
#### AGENTS NOTE

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

Years Remaining 110 -  
Ground Rent £150 pa -  
Ground Rent Review Period - 25 years new review (2035)

Service Charge £1600 pa -  
Service Charge Review Period - Service charges are reviewed yearly,  
Council Tax Band: Basildon Council Tax Band C





EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(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 