



Ramsden Heath, Billericay

CM11 1HJ

CURTIS O'BOYLE

Sales & Lettings



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£275,000

Ground floor apartment offered with no onward chain. This spacious two bedroom apartment has under floor heating throughout, ensuite to master and open plan living area with fully fitted kitchen with appliances.

ENTRANCE HALL Timber entrance door from communal hallway, coved to smooth ceiling, airing cupboard, video entry phone.

BEDROOM TWO 14' 2" (4.32m) > 9' 4" x 6' 9" (2.84m x 2.06m) Irregular shape. Double glazed window to side aspect, coved to smooth ceiling, built in wardrobe with mirrored sliding door.

BATHROOM 8' 2" x 6' (2.49m x 1.83m) Extractor fan, coved to smooth ceiling, panelled bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, part tiled walls.

BEDROOM ONE 11' 10" x 10' 9" (3.61m x 3.28m) Double glazed window to side aspect, coved to smooth ceiling, door to ensuite.

ENSUITE Extractor fan, coved to smooth ceiling, tiled shower cubical. close coupled WC, pedestal wash hand basin, heated towel rail.

LOUNGE 14' 10" x 11' 1" (4.52m x 3.38m) Double glazed window to side and front aspects, coved to smooth ceiling, open plan to dining area and kitchen.

DINING AREA 8' 4" x 7' 1" (2.54m x 2.16m) Coved to smooth ceiling wood flooring.

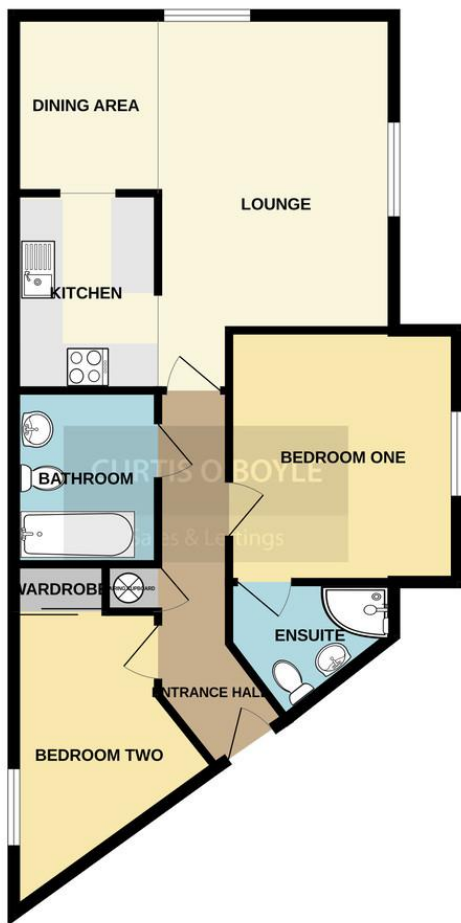
KITCHEN 9' 3" x 6' 9" (2.82m x 2.06m) Coved to smooth ceiling with inset downlighters, fitted base and wall units, one and a quarter bowl stainless steel sink unit inset into work tops, built in electric oven and four ring hob with hood above, integrated dishwasher and fridge/freezer, washing machine, tiled splashbacks, wood flooring.





To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	65 D
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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