



Connells

Old Farm Court
Billericay



Property Description

Situated on a sought after retirement development this two bedroom first floor apartment benefits from a modern fitted kitchen, bathroom and lounge diner. You will have your own front door and entrance hall, stairs with a quality stair lift (to remain) leading to the first floor. Well maintained pleasing communal gardens and parking area. Communal lounge, an ideal place to meet and get to know your neighbours. Close to shops and bus routes. The property benefits from a 96 year lease. NO ONWARD CHAIN.



Entrance Hall

Wooden stable style door to front, stairs to first floor with quality stair lift (to remain) Landing / inner hallway. Airing cupboard housing water cylinder. Storage cupboard with shelving. Wall mounted convector heater. Access to loft space.

Lounge

13' 10" x 11' 8" (4.22m x 3.56m)

Double glazed window to rear. Television point. Two storage heaters.

Kitchen

13' 10" x 7' (4.22m x 2.13m)

Double glazed window to rear. The kitchen is fitted with a range of floor and wall mounted units finished with roll edge work surfaces inset with single bowl single drainer sink unit with mixer tap. Integrated electric oven, electric hob with cooker hood over. Space for fridge freezer and washing machine. Down flow blow heater.

Bathroom

Tiled walls. Paneled bath with independent shower over. Low level WC. Pedestal wash hand basin. Xpelair unit. Down flow blow heater.

Bedroom One

11' 8" x 10' (3.56m x 3.05m)

Double glazed window to front. Storage heater.

Bedroom Two

8' 9" x 8' 7" (2.67m x 2.62m)

Double glazed window to front. Wall mounted convector heater.

Outside

To the front and rear of the property there are well maintained communal lawned areas. Communal parking. Communal lounge ideal for meeting and getting to know your neighbours.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01277 655 555
E billericay@connells.co.uk

96 High Street
 BILLERICAY CM12 9BT

EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/BCY307117](https://www.connells.co.uk/Property/BCY307117)

This is a Leasehold property with details as follows; Term of Lease 99 years from 30 Oct 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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