



**Connells**

Hawkley Court Chapel Street  
Billericay



### Property Description

This is a perfect property for first time buyers and investors, it is a fantastic location behind Billericay high street and a short distance from Billericay Station. The apartment is situated on the second floor and has pleasant views of the surrounding area.

This property is surprising spacious offering a large kitchen/diner, two double bedrooms and a good sized bathroom that has a bath and separate double shower. The lounge is over 18ft long and 12ft wide with dual aspect windows that let in plenty of light to the room. The apartment also benefits from gas central heating and is fitted with a modern combi boiler.

Outside the property there is a well kept communal gardens, parking for residents and a garage, there is a secure main entrance door with an intercom to the property.



## Lounge

18' 6" x 12' 1" ( 5.64m x 3.68m )

## Kitchen/Diner

16' 4" x 9' 6" ( 4.98m x 2.90m )

## Bedroom One

13' 8" x 11' ( 4.17m x 3.35m )

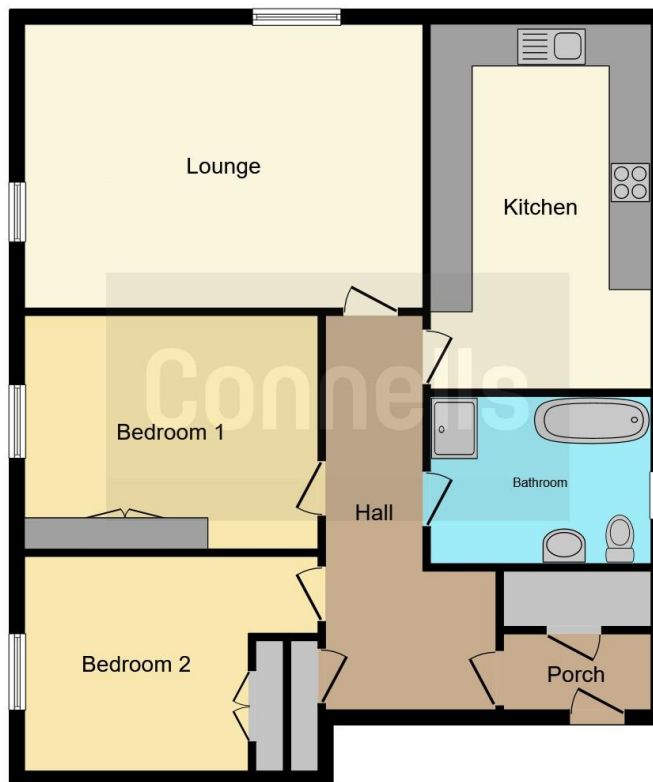
## Bedroom Two

13' 2" x 11' 10" ( 4.01m x 3.61m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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96 High Street  
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EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 2165.14

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BCY307858](http://connells.co.uk/Property/BCY307858)**

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Jun 2006. 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.

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