

# ParaBar Estates



## Sun Street, Billericay

Asking Price £325,000

- TWO BEDROOMS
- LARGE LOUNGE
- COMMUNAL LOUNGE & WASHER DRYER ROOM
- NO ONWARD CHAIN

- WARDEN CONTROLLED APARTMENT
- MODERN KITCHEN
- DINING AREA

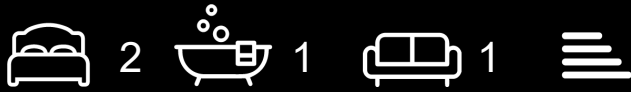
- NEW SHOWER ROOM
- HIGH STREET LOCATION
- COMMUNAL GARDENS

106 High Street, Billericay, Essex, CM12 9BY  
01277 65 65 63

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www.parabar.co.uk

# Sun Street, Billericay

HIGH STREET LOCATION \* THIRD FLOOR APARTMENT \* RETIREMENT COMPLEX \* TWO DOUBLE BEDROOMS \* LIFT TO ALL FLOORS \* WARDEN CONTROLLED \* COMMUNAL LOUNGE \* Located minutes from the High Street is this two bed second floor retirement flat which has been kept in excellent condition. The flat is fully double glazed and has modern shower room, communal washing and drying area and large car park. Council Tax Band C.



Council Tax Band: C



**ENTRANCE HALL**

**LOUNGE**

15'1 x 11'5

**DINING ROOM**

10'4 x 10

**KITCHEN**

8'10 x 6'10

**BEDROOM ONE**

13'2 x 8'10

**BEDROOM TWO**

10'1 x 7'2

**SHOWER ROOM**

6'10 x 6'2

**EXTERIOR**



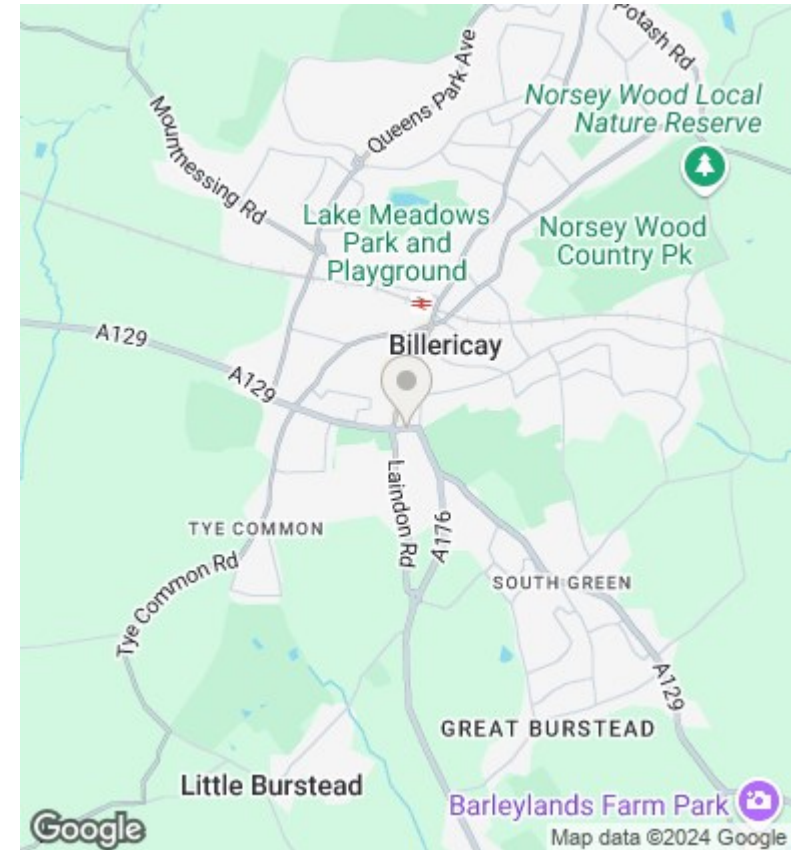


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Total Area: 58.1 m<sup>2</sup> ... 625 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



## Directions

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## Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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