

# ParaBar Estates



## Albion court, Billericay

Asking Price £275,000

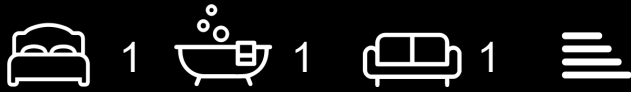
- ONE BEDROOM APARTMENT
- HIGH STREET LOCATION
- COMMUNAL LOUNGE
- NO ONWARD CHAIN
- GROUND FLOOR
- WARDEN CONTROLLED
- EXCELLENT CONDITION
- BALCONY
- COMMUNAL WASHER DRYER ROOM
- LARGE LOUNGE

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

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www.parabar.co.uk

# Albion court, Billericay

GROUND FLOOR APARTMENT \* OWN PRIVATE PATIO \* RETIREMENT COMPLEX \* ONE DOUBLE BEDROOM \* HIGH STREET LOCATION \* WARDEN CONTROLLED \* MODERN KITCHEN \* MODERN SHOWER ROOM \* COMMUNAL LOUNGE \* Located minutes from the High Street is this one bedroom ground floor retirement flat which has been kept in excellent condition. This property also has NO ONWARD CHAIN.



Council Tax Band: C



**COMMUNAL ENTRANCE**

**ENTRANCE HALL**

**LOUNGE**

16'2 x 13'8

**DINER**

8'10 x 7'2

**KITCHEN**

7'10 x 7'3

**BEDROOM ONE**

12'6 x 11'2

**SHOWER ROOM**

**BALCONY**

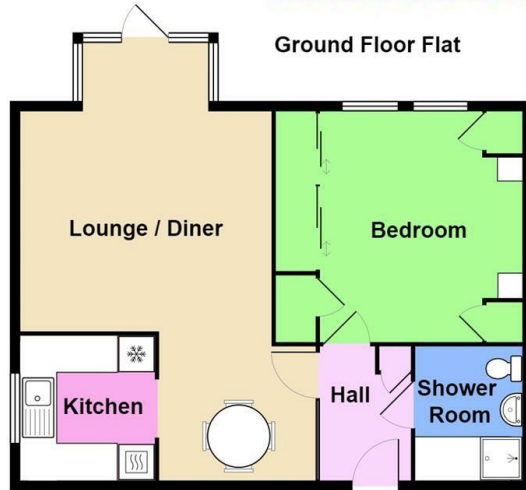
**COMMUNAL AREA**





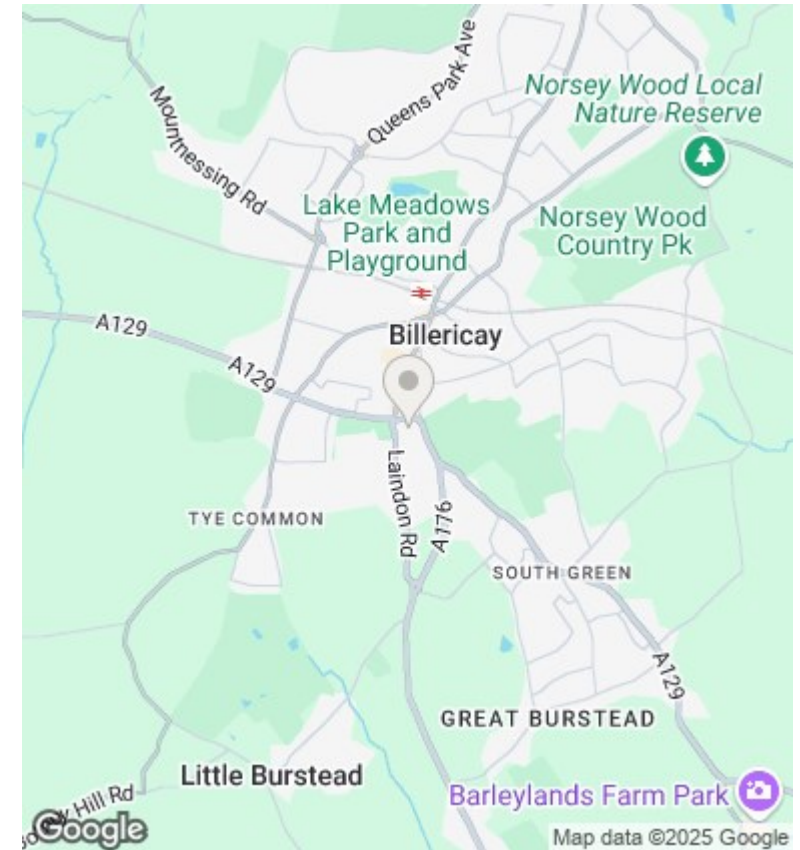
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### Ground Floor Flat



Total Area: 51.7 m<sup>2</sup> ... 557 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

## 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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