



**18, Bakers Court, Dowsett Lane, Ramsden Heath, Billericay, CM11**

**1H1  
GUIDE PRICE £255,000 - £275,000**

- SOUGHT AFTER VILLAGE LOCATION
- RECENTLY EXTENDED LEASE AND SHARE OF FREEHOLD
- ENSUITE SHOWER ROOM TO MASTER BEDROOM
- OPEN PLAN LOUNGE / KITCHEN / DINER
- ALLOCTAED PARKING SPACE
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- MODERN BATHROOM
- COMMUNAL GARDENS
- VIEWING HIGHLY RECOMMENDED

The well maintained communal entrance leads through to apartment via video door entry system. Once inside the entrance hall with coved cornice to smooth ceiling, large cupboard housing the Heatrae Sadia Amptec U601 Electric Flow Boiler providing the hot water for the "Wet" Underfloor Heating. doors lead to two double bedrooms, both with double glazed windows and fitted wardrobes. The master bedroom is en-suite with shower cubicle, vanity wash hand basin and low level W.C. The modern bathroom has a white suite comprising of panelled bath, pedestal wash hand basin, low level W.C, extractor fan and coved cornice to smooth ceiling. Spacious lounge / kitchen with double glazed window to front, range of fitted eye level units and base level units with work surfaces over incorporating one and a half bowl sink unit, built in oven and four ring electric hob, integrated fridge/freezer, space for washing machine. Externally there are communal gardens and the property benefits from an ALLOCATED PARKING SPACE. There are also several visitor parking spaces.



Council Tax Band: C



COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE / KITCHEN / DINER  
20'3" x 11'6"

BEDROOM ONE  
11'3" x 9'8"

ENSUITE SHOWER ROOM

BEDROOM TWO  
14'6" reducing to 9'8" x 7'2"

BATHROOM  
6'5" x 6'2"

COMMUNAL GARDENS

ALLOCTAED PARKING SPACE

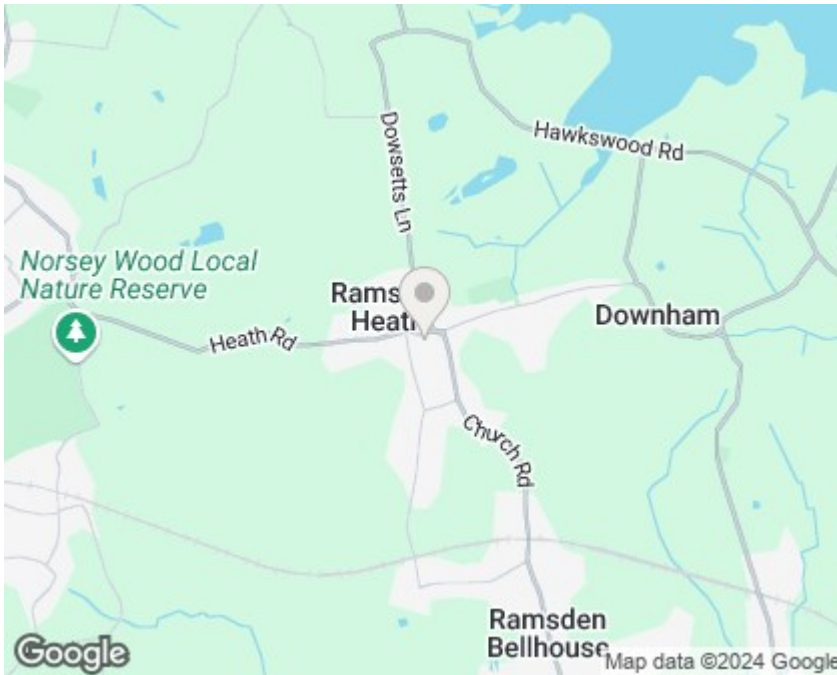
LEASEHOLD DETAILS

SHARE OF FREEHOLD

LEASE 999 YEARS FROM 24/11/2023

SERVICE CHARGE £1,094.60 PER ANNUM





## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

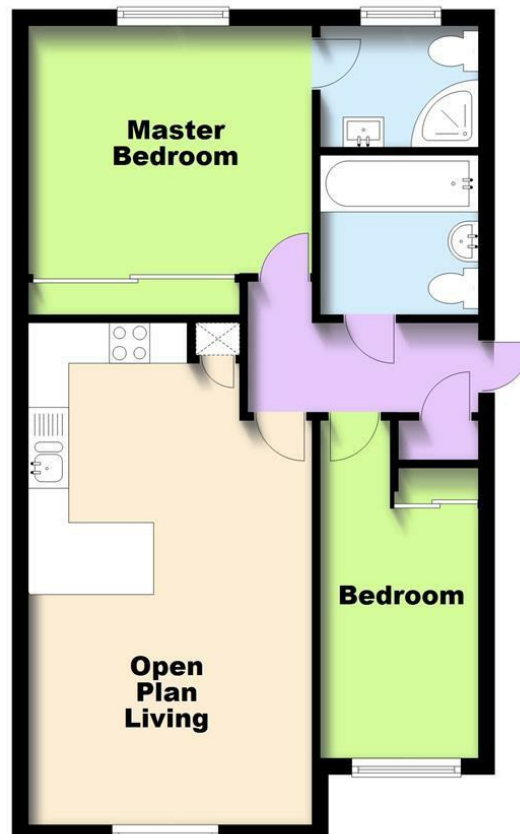
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Ground Floor Flat

Approx. 53.2 sq. metres (573.0 sq. feet)



**Total area: approx. 53.2 sq. metres (573.0 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes and only should be used as such.

Plan produced using PlanUp.