



7 Sheraday Mews, Rear Of 22 High Street, Billericay, CM12 9FP

Offers In Excess Of £375,000

- MODERN TWO BEDROOM APARTMENT
- SPACIOUS ENTRANCE HALL WITH STORAGE
- CAR PORT WITH ALLOCATED PARKING SPACE
- TELEPHONE ENTRY SYSTEM
- CENTRAL HIGH STREET LOCATION
- FULLY TILED EN-SUITE & BATHROOM
- TRIPLE ASPECT, OPEN PLAN KITCHEN / LIVING ROOM
- SECURE GATED DEVELOPMENT
- IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS
- IMMACULAEETELY PRESENTED THROUGHOUT

A modern and immaculately presented two bedroom apartment, constructed in 2009 and situated in a desirable gated development, just off Billericay High Street. There is easy access to a vast range of shops, Waitrose Supermarket, bars and restaurants, also just a short walk to Billericay Mainline Railway Station. Ideally suited for first time buyers and downsizers, the accommodation includes a spacious entrance hallway with built-in storage and telephone entry system, Bedroom One, with dressing area and fully tiled en-suite shower room with low level W.C, wash hand basin, heated towel rail and double width shower, Bedroom Two has a built-in wardrobe. The main bathroom, is of an excellent size with a fully tiled, white suite, including, heated towel rail, low level W.C, wash hand basin, bath and separate shower cubicle, The property features an allocated parking space in a covered carport. The L-shaped open plan kitchen / living area, is naturally light with triple aspect windows, a modern fitted kitchen, with integrated appliances, including integrated fridge / freezer, dishwasher, washer / dryer, oven/grill, induction hob, granite worksurfaces and inset sink/drainer. Internal viewing is essential to appreciate the size of accommodation and high specification throughout.



Council Tax Band: D



ENTRANCE HALLWAY
19'11 x 6'7 reducing to 3'5

MODERN BATHROOM
10'1 x 5'6

BEDROOM ONE
16'0 reducing to 10'4 x 9'7

EN-SUITE SHOWER ROOM
7'0 x 5'1

BEDROOM TWO
11'5 x 9'3 reducing to 7'4

L-SHAPED KITCHEN / LIVING ROOM
21'10 x 20'4 reducing to 10'5

CAR PORT WITH ALLOCATED PARKING SPACE

SECURE GATED ENTRANCE & COURTYARD LOCATION

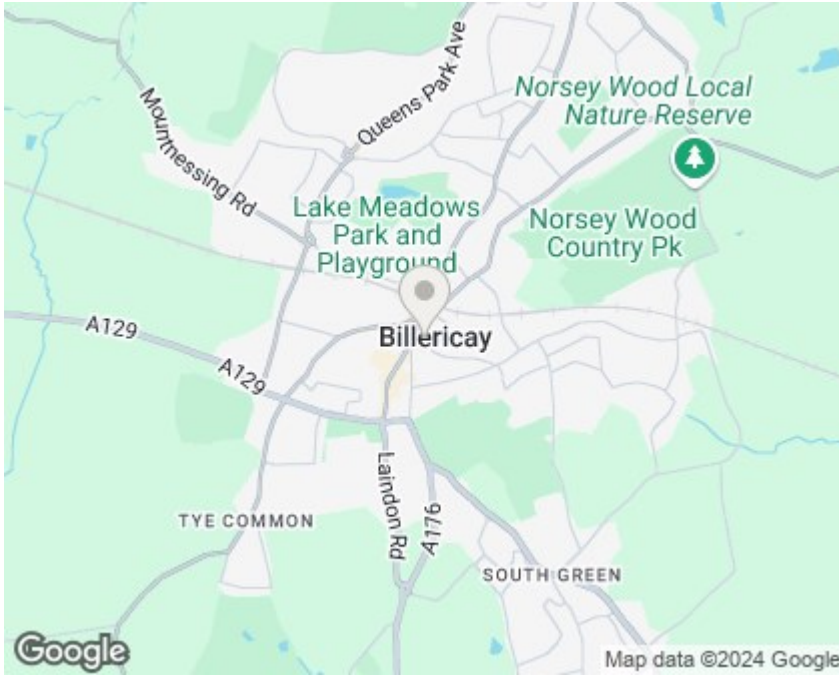
LEASE INFORMATION

Lease term - 110 years remaining,

Annual ground rent charge £125.00

Service charge information, annual payment of
£2,114.98





Viewings

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

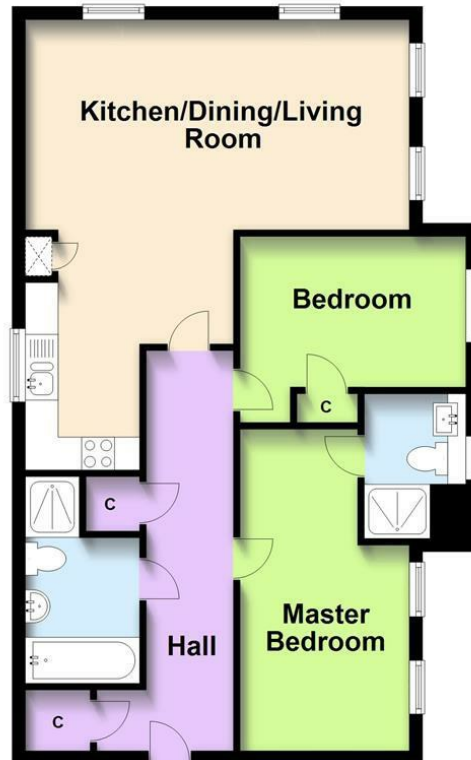
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(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	

Mid Floor Flat

Approx. 69.1 sq. metres (744.0 sq. feet)



Total area: approx. 69.1 sq. metres (744.0 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 mistatement. This plan is for illustrative purposes and only should be used as such.

Plan produced using PlanUp.