



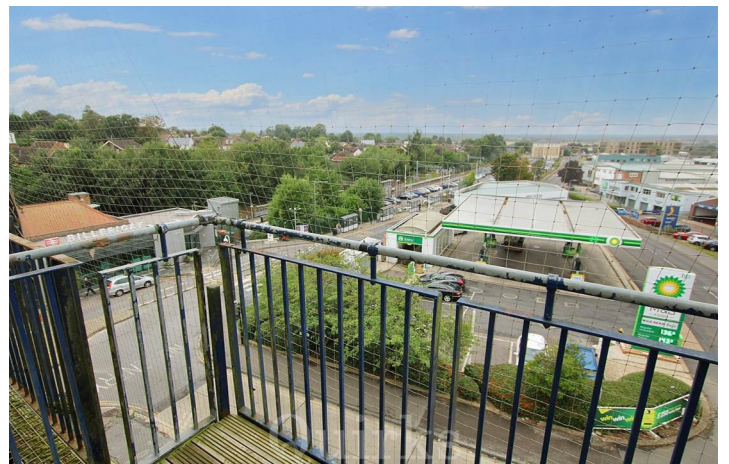
## Flat, 9 Radford House Radford Way, Billericay, CM12 0AA OFFERS IN EXCESS OF £240,000

- TWO BEDROOMS
- BALCONY
- GAS CENTRAL HEATING
- CLOSE PROXIMITY OF HIGH ST & MAINLINE STATION
- NO ONWARD CHAIN
- MODERN KITCHEN / LIVING ROOM
- ALLOCATED PARKING
- TOP FLOOR APARTMENT
- SHARE OF FREEHOLD
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT

A modern and spacious two bedroom, top floor apartment, in a fantastic location for Billericay High Street & Mainline Station. Offered for sale with NO ONWARD CHAIN, this vacant property would make an ideal first time purchase or buy to let investment, included is the share of freehold for the building and an allocated car parking space. Internally the accommodation includes, a spacious entrance hallway, built-in storage cupboard / study area, modern bathroom, open plan kitchen / living room with integrated washer/dryer, dishwasher, fridge / freezer, oven, hob and oven. French doors leading to the balcony. Nearby amenities include Lake Meadows Park, Waitrose Supermarket and a range of bars, coffee shops and restaurants.



Council Tax Band: C



**ENTRANCE HALLWAY**

15'9 x 3'6

**BATHROOM**

8'2 x 7'1

**BEDROOM ONE**

15'9 x 9'10

**BEDROOM TWO**

11'6 x 8'2

**KITCHEN / LIVING ROOM WITH BALCONY**

17'9 x 14'1

**ALLOCATED PARKING SPACE**

**SHARE OF FREEHOLD**

**LEASE INFORMATION**

104 YEARS REMAINING ON THE LEASE

SERVICE CHARGE £2,403.48 PER ANNUM

**NO GROUND RENT CHARGES**





## Viewings

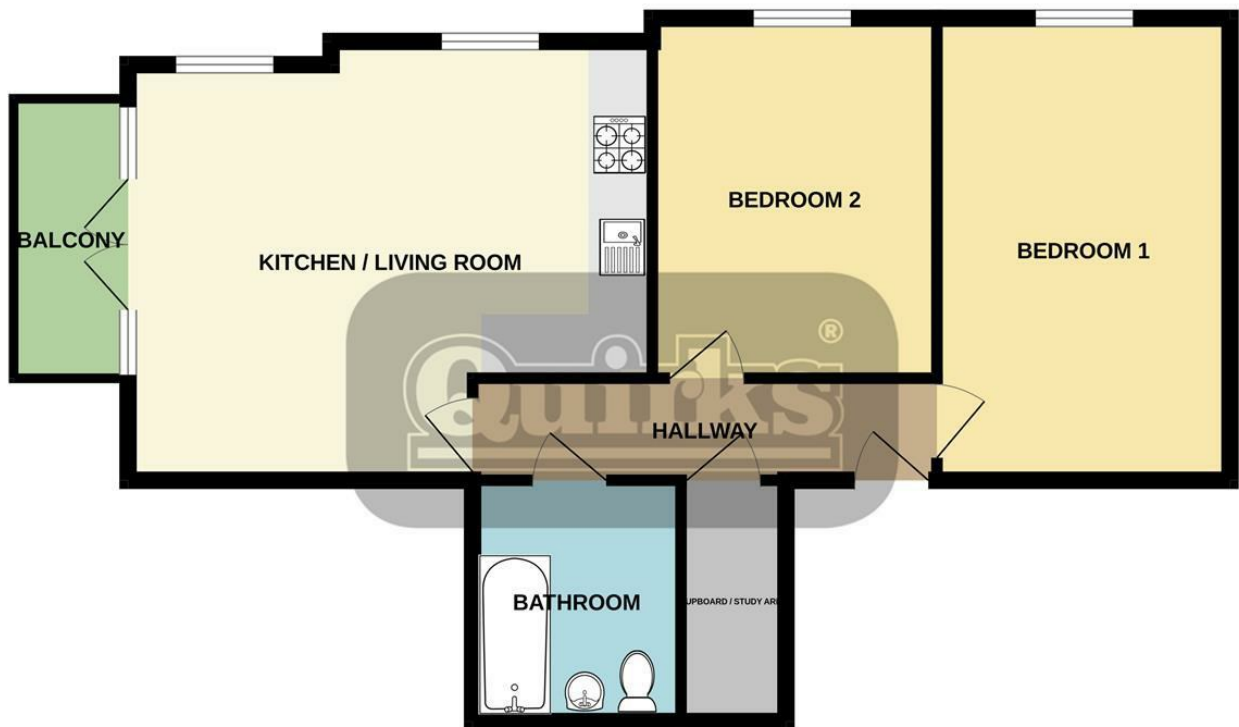
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	71
(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  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq.ft. (60.5 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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