



## 19a Walman House, St Edith's Court, Billericay, CM12 9HZ

**Asking Price £250,000**

- NO ONWARD CHAIN
- OPEN PLAN KITCHEN / LIVING ROOM
- TOP FLOOR APARTMENT
- 108 YEARS REMAINING ON LEASE
- IDEAL INVESTMENT OR FIRST TIME PURCHASE
- WEST FACING ROOF TERRACE
- ALLOCATED PARKING
- MODERN INTEGRATED KITCHEN
- TOWN CENTRE LOCATION
- NEARBY MAINLINE STATION & SHOPS



This one bedroom Penthouse Apartment boasts its own Private Terrace, enjoying great panoramic views and providing a perfect space for al fresco dining and entertaining. Being West facing, the roof terrace enjoys the afternoon & evening sun. This property benefits from a secure telephone entry system and gas central heating, accommodation includes, the flat benefits from 26 foot long kitchen / living room, with single door leading out to the large 21ft terrace balcony with ample space for furniture. The kitchen area has a range of white 'high gloss' units in an L-Shape design with attractive complimenting Graphite worktops, there are integrated cooker, hob, washing machine and dishwasher appliances within the kitchen which are to stay. The bedroom is a good sized double bedroom with double window offering unparalleled views of Billericay and beyond. The modern shower room offers three piece white suite, including vanity unit wash hand basin, low level W.C and a double width shower. The flat is located on the door step of High Street, with local shops and amenities being just a stones throw away and a short walking distance from the Mainline train station, serving London Liverpool Street. There is allocated parking for one car, although with the location being so convenient, most owners would rarely feel the need to use a car. Ideally suited for first time buyers and investors, this property is being offered with the advantage of NO ONWARD CHAIN.



Council Tax Band: C



ENTRANCE HALLWAY

10'5 x 4'8

KITCHEN / LIVING ROOM

26'7 x 10'2

BEDROOM

14'0 x 9'6

SHOWER ROOM

7'4 x 5'7

BALCONY TERRACE

21 x 8'0

ALLOCATED PARKING SPACE

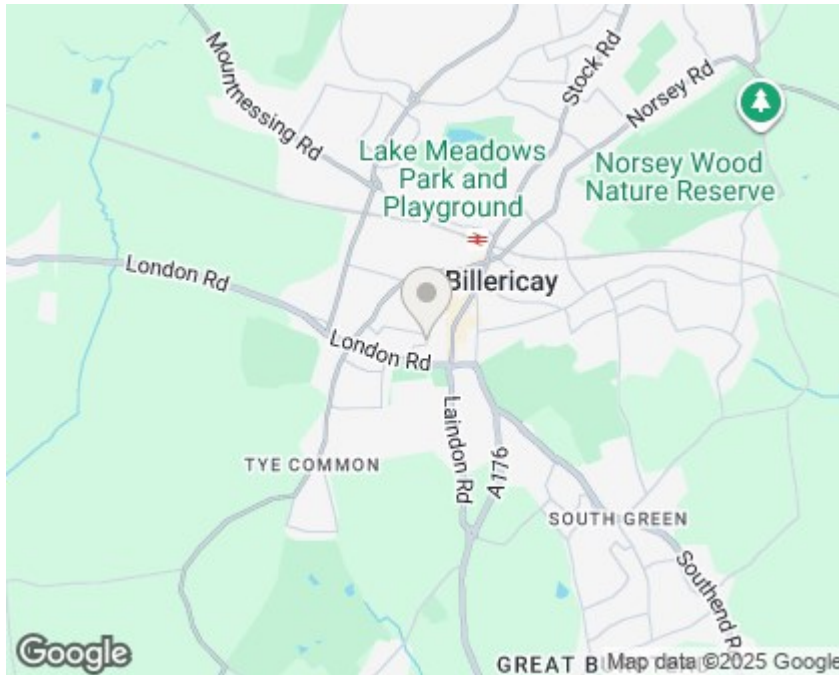
LEASE INFORMATION

108 YEARS REMAINING ON LEASE, GROUND RENT  
APPROXIMATELY £100 PER ANNUM, SERVICE  
CHARGE APPROXIMATELY £1,440 PER ANNUM -  
THESE FIGURES ARE SUPPLIED BY THE VENDOR

AND SHOULD BE CHECKED BY YOUR LEGAL  
REPRESENTATIVE BEFORE PROCEEDING WITH A  
PURCHASE.







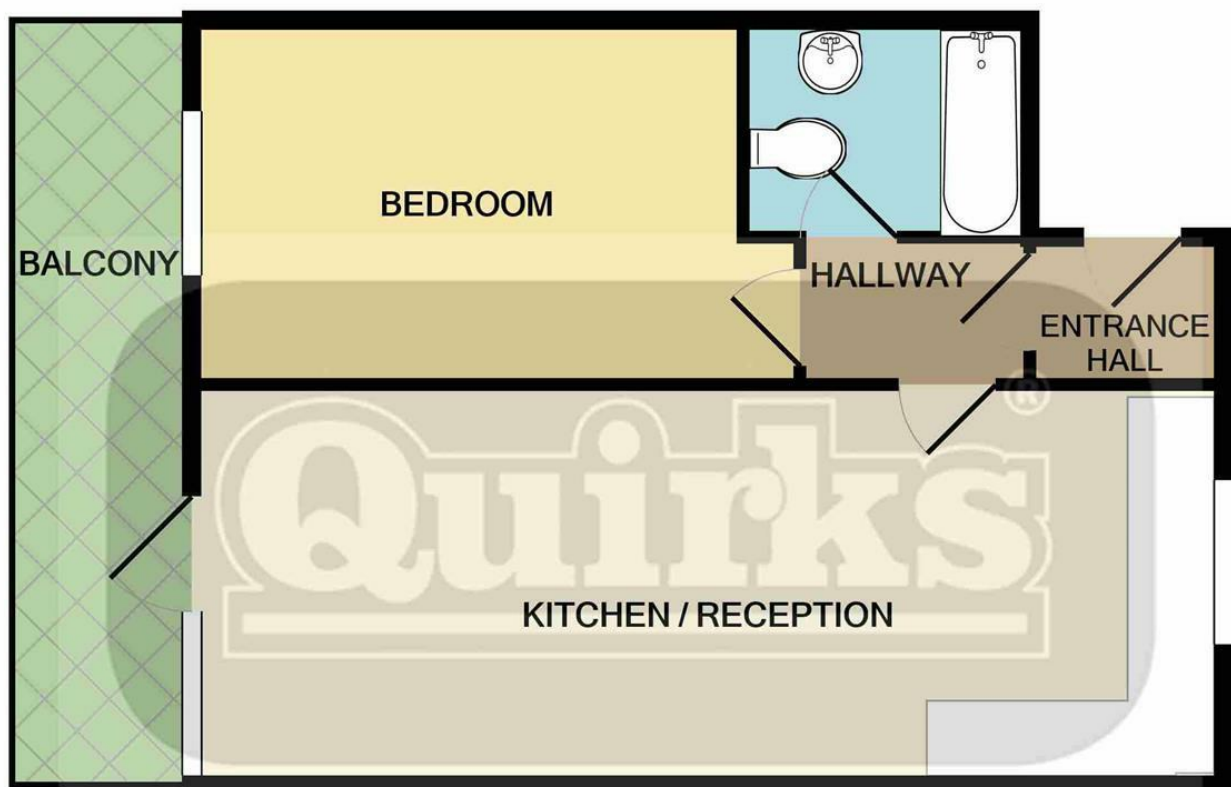
## Viewings

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 82                      | 82        |
| (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 |           |



TOTAL APPROX. FLOOR AREA 482 SQ.FT. (44.8 SQ.M.)

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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