



Connells

Selworthy Close  
Billericay

# Selworthy Close Billericay CM11 2SL

for sale offers in excess of  
**£175,000**



## Property Description

A well-presented one-bedroom first-floor apartment, offering bright and spacious accommodation throughout. Situated perfectly as an end property, a wonderful plus point of this home is the complete privacy with no disturbance from passing people. The property features gas central heating and a generous, light-filled lounge/diner, providing an ideal space for both relaxing and entertaining. There is a separate double bedroom, two large storage cupboards - one of which conveniently houses the condensing combination boiler - a modern bathroom fitted with a walk-in shower and a well-appointed kitchen with ample storage and workspace.

The apartment is conveniently located close to local shops and amenities, with Billericay High Street just a pleasant 20-minute walk away. The vibrant High Street offers a fantastic wide range of restaurants, cafés and boutiques, alongside the bustling Billericay Mainline Train Station which provides direct commuter transport links into London Liverpool Street. Neatly maintained and ready to move into, this attractive home is ideal for first-time buyers, downsizers or investors alike.

## Hall

## Lounge

12' 10" x 10' 11" ( 3.91m x 3.33m )

## Kitchen

7' 10" x 7' 1" ( 2.39m x 2.16m )

## Bedroom

17' 5" x 6' 11" ( 5.31m x 2.11m )

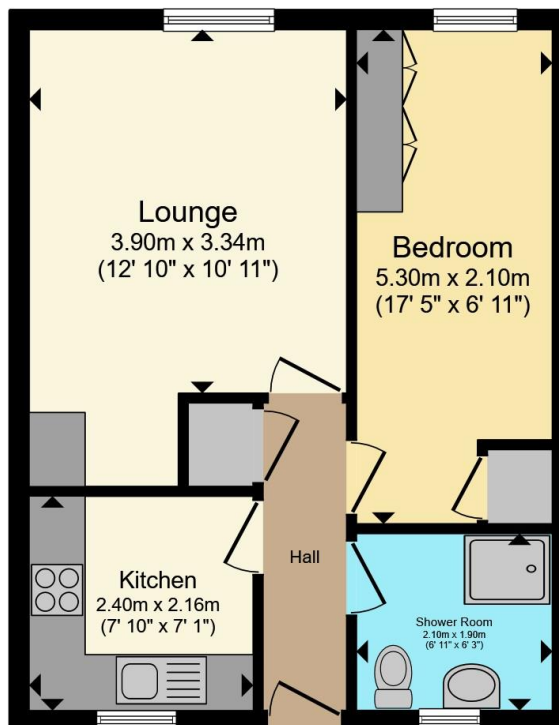
## Shower Room

6' 11" x 6' 3" ( 2.11m x 1.91m )









Total floor area 40.9 m<sup>2</sup> (440 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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96 High Street  
 BILLERICAY CM12 9BT

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1239.64

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BCY308384](http://connells.co.uk/Property/BCY308384)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 May 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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