



Flat 1, Rectory House Chapel Street, Billericay, CM12 9NA

Asking Price £315,000

- TWO BEDROOMS
- SECURE GATED PARKING
- INTEGRATED KITCHEN WITH BREAKFAST BAR
- LARGE HALLWAY
- NO ONWARD CHAIN
- EN-SUITE & BATHROOM
- GROUND FLOOR APARTMENT
- EXCELLENT BUILT-IN STORAGE
- DUAL ASPECT MAIN BEDROOM
- TOWN CENTRE LOCATION

Rectory House is just a stones throw from Billericay High Street, with it's vast range of restaurants, pubs, shops and Waitrose Supermarket. Billericay Mainline Station is also just a 5-10 minute walk, making this apartment well suited for first time buyers and downsizers. The property benefits from a securely coded entry system, alarm system, CCTV to the outside of block, also with an electronically operated gate for vehicle access to the private car park, where there is an allocated parking space, close to the apartment and also visitor bays available. Situated on the ground floor, this well presented two bedroom apartment benefits from a modern integrated kitchen with granite worksurfaces, breakfast bar, spaces for washing machine and dishwasher, the kitchen is open plan to the living room. spacious hallway, with large built-in storage cupboard and separate airing cupboard. Bedroom one is a naturally light room with dual aspect windows, built-in wardrobes and en-suite shower room, there is also a modern bathroom with paneled bath and rainfall shower above, low level W.C, pedestal wash hand basin and chrome heated towel rail, this serves the sizeable second bedroom / home office, located to the rear aspect of the building. For peace of mind, the ground rent is fixed for the next 9 years at £303 per annum, with the current service charge costing approximately £120 per month, the current owner of the apartment is a Director for the management company that control all expenditure and therefore there is an opportunity to take on this role if they wish to, to have a say in the ongoing maintenance of the building. Offered for sale with added advantage of NO ONWARD CHAIN.



Council Tax Band: D



SECURE TELEPHONE ENTRY SYSTEM & EXTERNAL CCTV

ENTRANCE HALLWAY WITH BUILT-IN STORAGE

LIVING ROOM

MODERN INTEGRATED KITCHEN

BATHROOM

BEDROOM ONE

EN-SUITE SHOWER ROOM

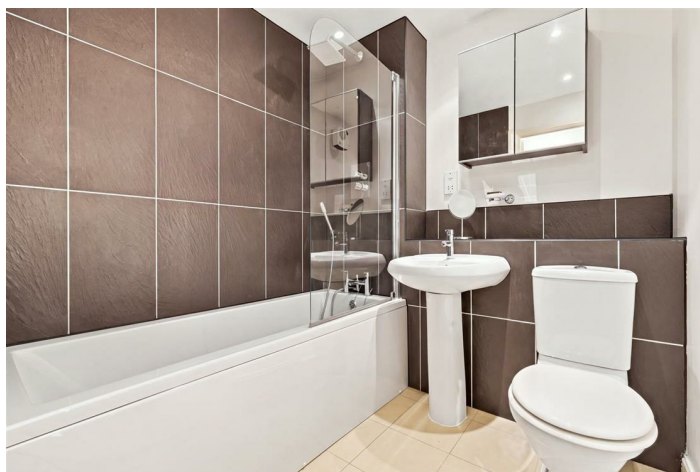
BEDROOM TWO

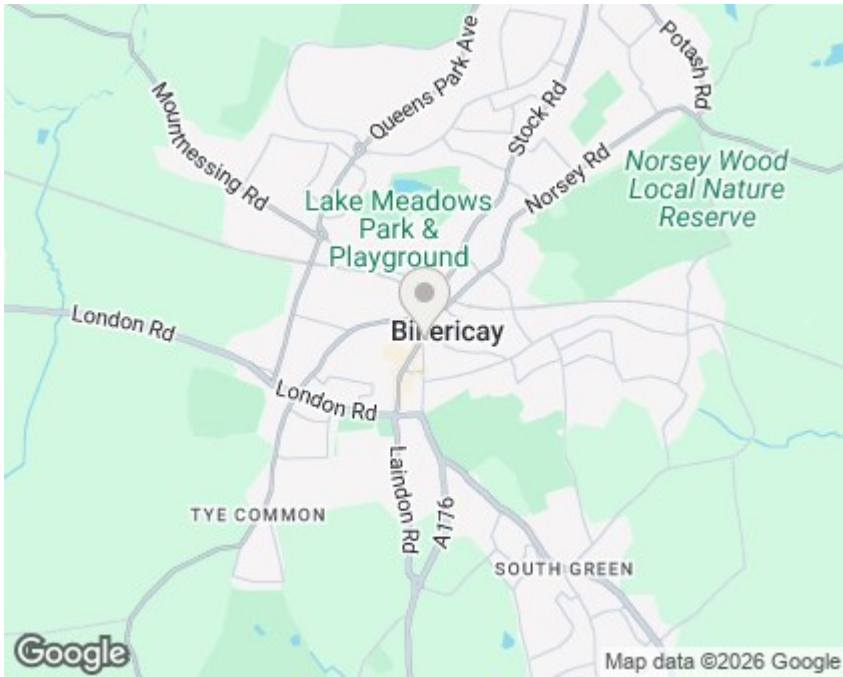
ALLOCATED PARKING SPACE & VISITOR BAYS

LEASE INFORMATION

127 years remaining on lease, ground rent is currently £303 per annum and is fixed for the next

9 years before the next review, service charge is currently £1,440 per annum, the managing agents are Bespoke Ltd.





Viewings

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

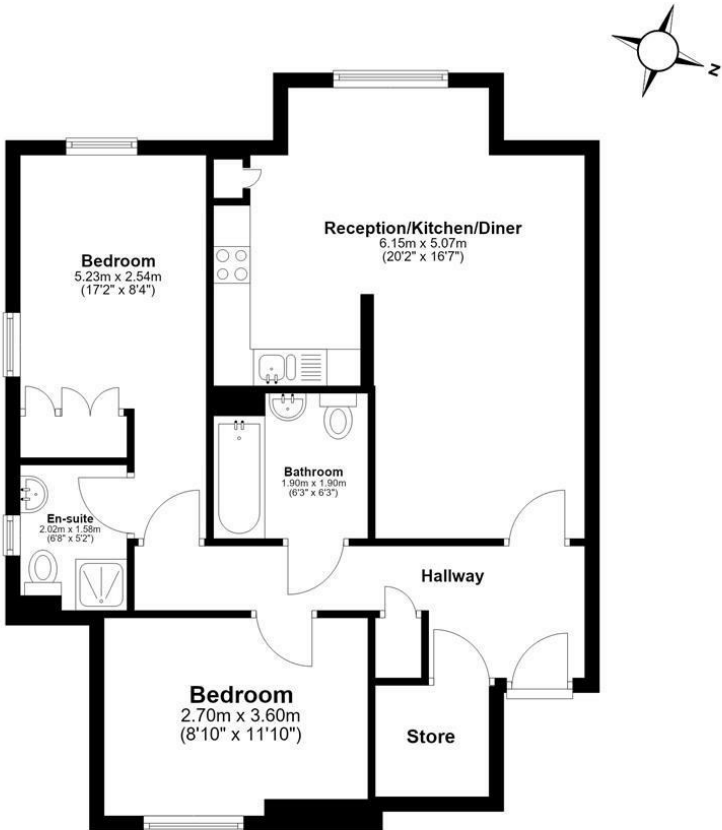
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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

Approx. 65.6 sq. metres (706.0 sq. feet)



Total area: approx. 65.6 sq. metres (706.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Rectory House