

## Flat A, 110 High Street, Billericay, CM12 9BY

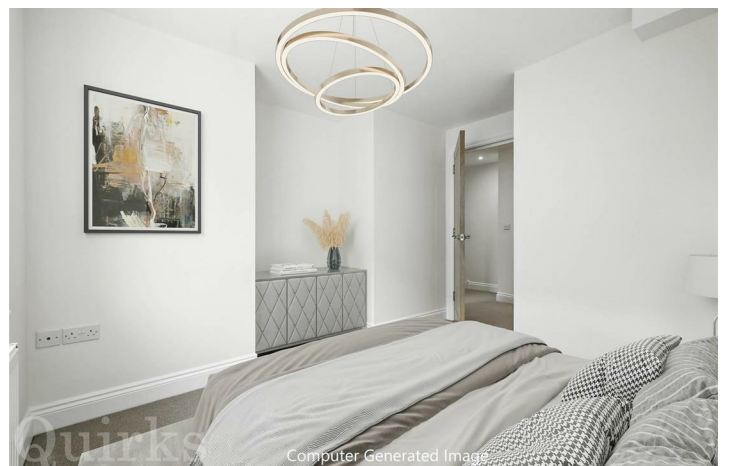
**Guide Price £395,000**

- DUPLEX APARTMENT
- MODERN KITCHEN / LIVING SPACE
- TWO SHOWER ROOMS
- PRIME HIGH STREET LOCATION
- TWO DOUBLE BEDROOMS
- PRIVATE COURTYARD
- INTEGRATED APPLIANCES
- 199 YEAR LEASE
- SECURE TELEPHONE ENTRY SYSTEM
- DOUBLE GLAZED SASH STYLE WINDOWS

Old Bank House is a luxury development of just three unique apartments, with private and secure access onto a prime location on Billericay High Street and adjoining Waitrose Supermarket. Nearby amenities include a vast range of restaurants, pubs and shops along with Billericay Mainline Station serving London Liverpool Street in just 35 minutes. This impressive two double bedroom, duplex apartment features a telephone entry system, double glazed sash style windows, providing plenty of natural light and character, there is an open plan kitchen / living space with double glazed skylight windows and French doors to a private courtyard / seating area, perfect for al fresco dining. The living area incorporates a modern integrated kitchen, with built-in oven, dishwasher and washing machine included. This property has the advantage of two double bedrooms and two shower rooms, both with high quality fittings and modern white suites. There is a spacious hallway and landing area with a large built-in, under-stairs storage cupboard, housing the EHS electric combination boiler, feeding conventional radiators, making this an energy efficient home. This is a superb opportunity, to acquire a new split level apartment in this characterful building, within the heart of Billericay High Street, offering excellent accommodation, making this property ideally suited for first time buyers, investors and downsizers \* There is a secure & private parking space, available to let by negotiation \*

 2  2  1  E

Council Tax Band:



SECURE TELEPHONE ENTRY SYSTEM

COMMUNAL HALLWAY WITH CYCLE & REFUSE

ENTRANCE / LANDING AREA

6'11 x 6'4 reducing to 4'4

FIRST FLOOR SHOWER ROOM

6'4 x 3'8

BEDROOM ONE

11'5 x 11'4 reducing to 9'4

BEDROOM TWO

10'7 reducing to 8'9 x 8'11

STAIRS TO GROUND FLOOR

HALLWAY WITH BUILT-IN STORAGE

GROUND FLOOR SHOWER ROOM

7'7 x 4'11

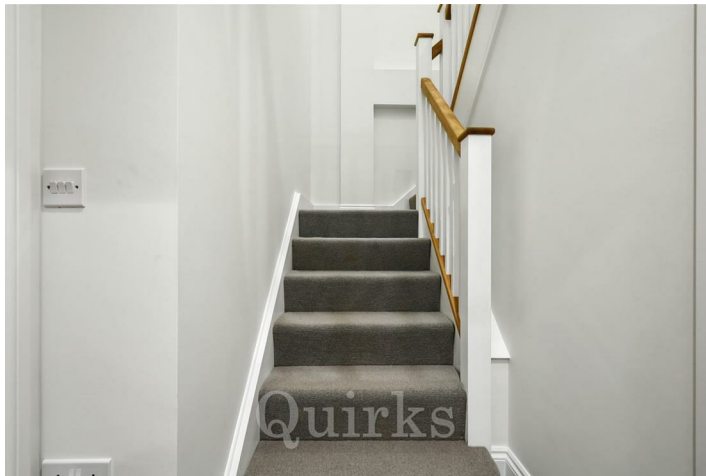
KITCHEN / LIVING ROOM

20'10 reducing to 19'10 x 17'4 max

PRIVATE COURTYARD / SEATING AREA

LEASE INFORMATION

A new lease of 199 years will be granted, residents will have the option to set up their own management company or residents association, management charge yet to be advised (subject to legal formation)





## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	47
(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	

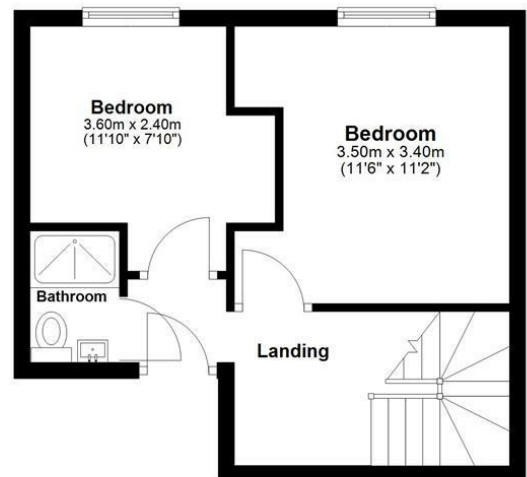
### Ground Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



### First Floor

Approx. 29.3 sq. metres (314.8 sq. feet)



Total area: approx. 70.0 sq. metres (753.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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