



## The Lodge, Sheradays Courtyard, CM12 9BQ

**Asking Price £650,000**

- STUNNING OPEN PLAN LIVING SPACE
- HIGH SPEC KITCHEN
- BASEMENT LEVEL
- IMPRESSIVE CENTRAL STAIRCASE
- SOUGHT AFTER HIGH STREET LOCATION
- SOUTH FACING COURTYARD GARDEN
- W.C & MODERN SHOWER ROOM
- TWO DOUBLE BEDROOMS
- PRIVATE GATED DEVELOPMENT
- INTERNAL VIEWING ESSENTIAL



Set within the secure Sheradays Courtyard development, is this stunning detached cottage, set over three floors and finished to a high standard throughout. This unique and convenient location, offers direct access to Billericay High Street, with it's vast range of shops, pubs and restaurants, also just a short walk to the Mainline Station serving London Liverpool Street. Internal viewing is absolutely essential to appreciate the standard of finish, with a bright and spacious lounge / diner and central oak staircase with glass balustrading. There are French doors leading to the South facing garden courtyard garden, with gated access and BBQ area. The modern kitchen benefits from a range of wall and base level units and a breakfast bar, fitted with Quartz work surfaces, integrated Bosch appliances (excluding washing machine) there is a lobby area leading to the ground floor cloakroom, with white suite, including low level W.C and wall mounted wash hand basin. The basement level offers another sizeable reception room, which has fitted storage units / wardrobe space with central fitted drawers, there is doorway access, with steps rising to the secure parking area. To the first floor are two dual aspect double bedrooms, bedroom one also features a skylight window and is currently arranged as a dressing room, with a range of fitted wardrobes. The shower room has a three piece white suite, including a corner shower cubicle, W.C, vanity unit wash hand basin, chrome heated towel rail and fully tiled walls. This private mews setting has the advantage of allocated parking.



Council Tax Band: D



**BASEMENT FAMILY ROOM / BEDROOM THREE**

18'2" x 14'8"

**LOUNGE / DINER**

22'0" x 14'10"

**HIGH SPECIFICATION KITCHEN**

11'2" x 10'7"

**MODERN W.C**

6'4" x 3'3"

**FIRST FLOOR LANDING**

10'0" x 4'8"

**FULLY TILED SHOWER ROOM**

6'10" x 6'1"

**BEDROOM ONE**

14'10" x 11'5"

**BEDROOM TWO**

14'10" x 10'6"

**SOUTH FACING COURTYARD GARDEN**

29'0" x 9'0"

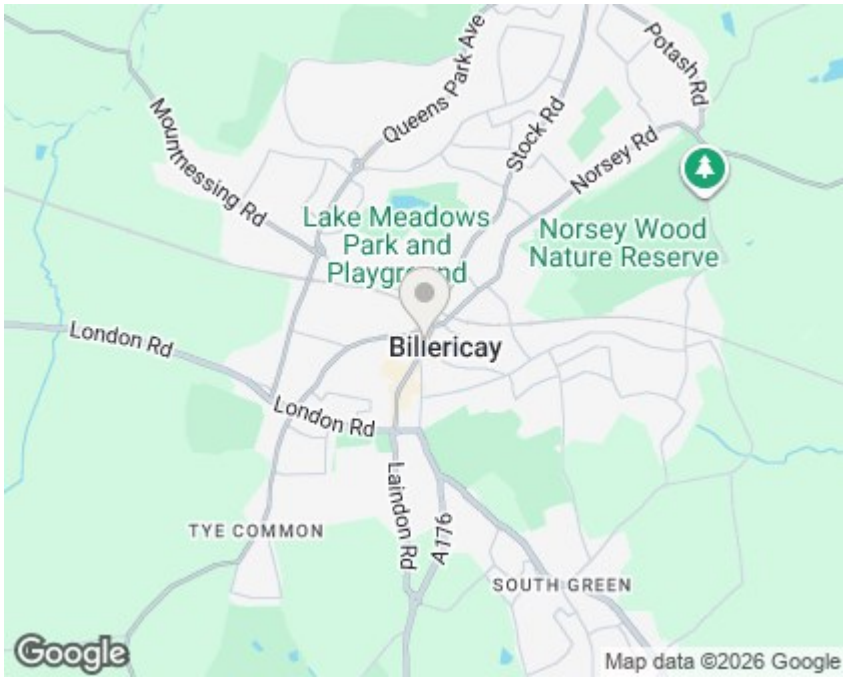
**ALLOCATED PARKING SPACE**

**LEASE INFORMATION**

124 YEARS REMAINING ON THE LEASE, SERVICE CHARGE £629.94 PAID TWICE PER YEAR, GROUND RENT £325 FIXED FOR THE FIRST 25 YEARS.







## Viewings

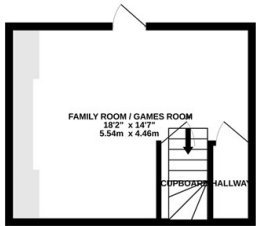
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

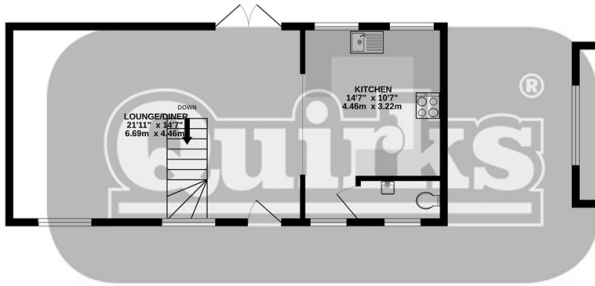
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BASEMENT LEVEL  
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.8 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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