Quirks
Quirk & Partners®

20 Chapel Court, Billericay, CM12 9LX

Offers Over £270,000

- RENOVATED GROUND FLOOR MAISONETTE
- SOUTH FACING GARDEN
- NO ONWARD CHAIN
- BUILT-IN STORAGE SPACE
- NEW 999 YEAR LEASE
- GARAGE & OFF ROAD PARKING
- EXCELLENT TOWN CENTRE LOCATION
- REFITTED KITCHEN WITH QUARTZ SURFACES
- PERFECT FOR DOWNSIZERS & FIRST TIME BUYERS
- EARLY VIEWING ADVISED

108a High Street, Billericay, Essex, CM12 9BY
01277 626 541
billericay@quirkandpartners.co.uk
http://www.quirkandpartners.co.uk

A freshly renovated, ground floor one bedroom maisonette, with off road parking, garage and South facing courtyard garden, being offered for sale with NO ONWARD CHAIN. This property will be sold with the advantage of a new 999 year lease and peppercorn ground rent. As part of the renovation, the property is finished with new flooring, internal doors, fuse box and plug sockets, electric Dex Pro Delux Smart Digital panel heaters, modern fitted kitchen, refitted bathroom and re-plastered ceilings. The accommodation includes a spacious entrance hallway with storage cupboard, double bedroom to front aspect with new carpet and built-in wardrobe. There is a refitted bathroom with modern white suite, including paneled bath with rainfall shower above, vanity unit wash hand basin and low level W.C. The naturally light lounge / diner, looks over the private courtyard garden, this room opens to the high specification, refitted kitchen, with a range of new integrated appliances and quartz worksurfaces, there is a double glazed door leading to the South facing garden. In addition this property has off road parking and a garage, located in nearby block, there is also a communal garden to the front and external store cupboard. This property is positioned conveniently, for the High Street, with it's range of coffee shops, restaurants and pubs, as well as Billericay Mainline Railway Station. Presenting an excellent opportunity for first time buyers, downsizers or investors, looking for an ideal buy to let property with a long lease.

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Council Tax Band: B

ENTRANCE HALLWAY

BEDROOM
12'6 x 10'7 reducing to 8'7

BATHROOM
6'7 reducing to 5'9 x 6'1

LOUNGE / DINER
16'0 x 10'7

KITCHEN
10'5 x 5'9

SOUTH FACING COURTYARD GARDEN
16'7 x 14'8

GARAGE IN BLOCK

OFF ROAD PARKING SPACE

NO ONWARD CHAIN

LEASE INFORMATION

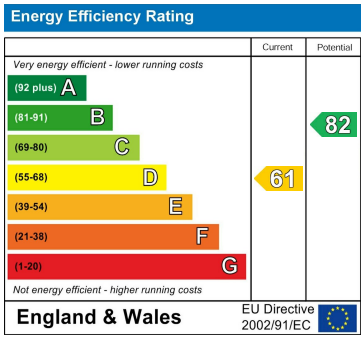
This property will be granted with a new 999 year lease and a peppercorn ground rent

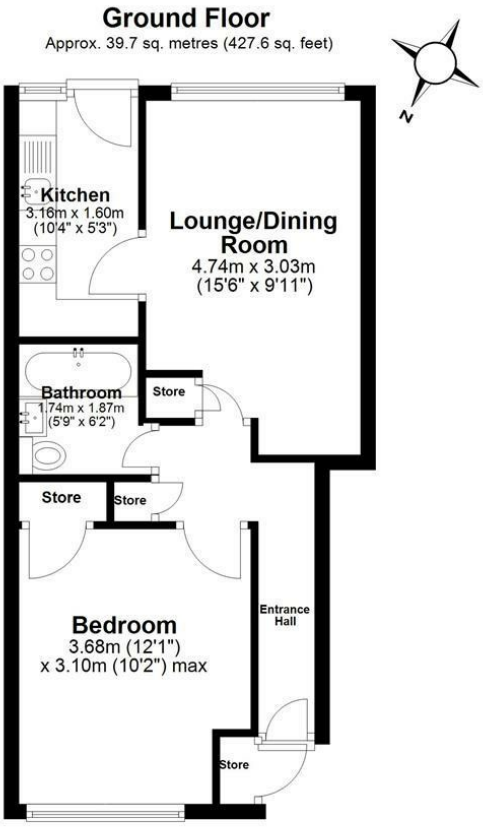
Viewings

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

EPC Rating:

D





Total area: approx. 39.7 sq. metres (427.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

Floor Plan Drawn According To RICS Guidelines

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Chapel Court

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