



**Connells**

Radford Court  
Billericay



## Property Description

A spacious ground-floor apartment offering an excellent opportunity to add value, situated moments from Billericay Station.

This two-bedroom home is perfect for those looking to put their own stamp on a property. While the kitchen is in good, functional condition, the rest of the apartment would benefit from cosmetic updating and a bathroom refresh. Offered with no onward chain, it represents a fantastic opportunity for first-time buyers or investors to secure a home in a premium commuter location.

A substantial reception room with large windows providing plenty of natural light and views of the communal greenery.

A well-proportioned and tidy kitchen. While functional and ready to use, it offers potential for future enhancement.

A generous double bedroom with ample space for wardrobes.

A versatile second double bedroom, ideal for guests or a home office.

Currently fitted with a traditional three-piece suite; offering the perfect opportunity to install a modern contemporary suite.

Located directly opposite Billericay Mainline Station (approx. 35 mins to London Liverpool Street).

Easy level access and a bright, airy layout.

Residents enjoy access to well-maintained communal gardens to the rear.

The property includes a private garage in a nearby block.

A short stroll from the boutique shops, restaurants and amenities of Billericay High Street.

## Hall

## Kitchen

11' 4" x 8' ( 3.45m x 2.44m )

## Lounge

18' 4" x 11' 6" ( 5.59m x 3.51m )

## Bedroom 1

14' 8" x 9' 10" ( 4.47m x 3.00m )

## Bedroom 2

11' 2" x 7' 10" ( 3.40m x 2.39m )

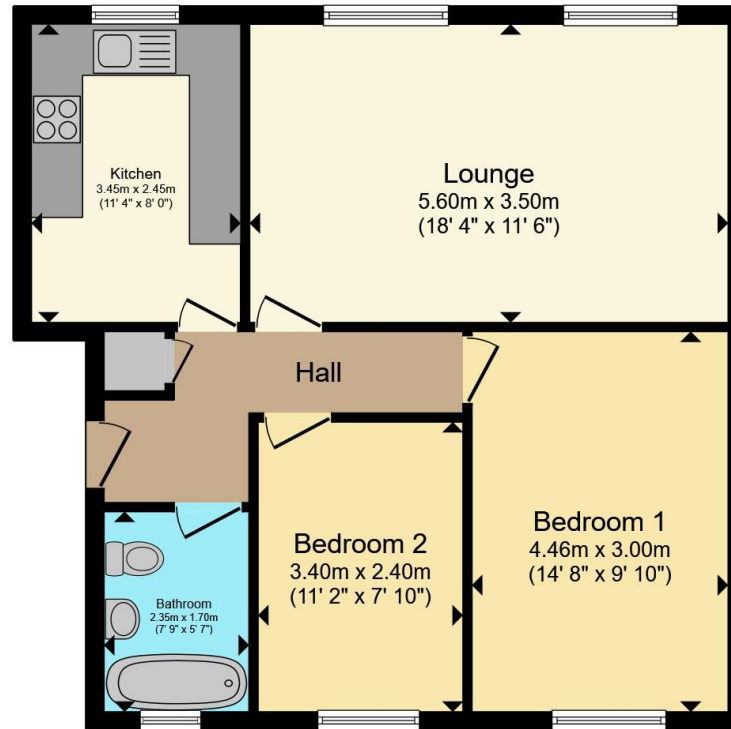
## Bathroom

7' 9" x 5' 7" ( 2.36m x 1.70m )









Total floor area 61.8 m<sup>2</sup> (666 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)



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**T 01277 655 555**  
**E [billericay@connells.co.uk](mailto:billericay@connells.co.uk)**

96 High Street  
 BILLERICAY CM12 9BT

EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 1620.00

Ground Rent:  
 17.85

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BCY308261](http://connells.co.uk/Property/BCY308261)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1962. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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