



**6 Sheraday Mews**  
**Billericay**  
**£1,645 Per calendar month**

**MEACOCK & JONES**

## 6 Sheraday Mews, Billericay, Essex, CM12 9FP

A stylishly appointed ground floor two bedroom luxury apartment offering open plan contemporary living accommodation. The property is situated in the very centre of Billericay High Street and is 0.2 miles of Billericay mainline railway station. The apartment is accessed through electric wrought iron gates and has a carport with allocated parking space.

A solid wood entrance door opens into the-

### ENTRANCE HALL

Measuring 19'11 in length. Video entry system. Coved cornice to ceiling. Two radiators with decorative covers. Large storage cupboard. Additional cupboard housing the boiler.

### BEDROOM ONE

16'2 to 10'6 x 9'7 (4.93m to 3.20m x 2.92m)

A good sized double bedroom. Two UPVC double glazed windows to the front elevation. Coved cornice to ceiling. LED lights. Radiator with decorative cover.

### EN-SUITE SHOWER ROOM

7' x 4'11 (2.13m x 1.50m)

Porcelain tiling to full ceiling height. Shaver point. Under floor heating. Chromium heated towel rail. White suite comprising wash hand basin with vanity unit below. Walk-in shower cubicle with wall mounted shower controls. Extractor fan. LED lights. Obscure double glazed window to the front elevation

### MAIN BATHROOM

5'6 x 9'9 max (1.68m x 2.97m max)

A tastefully appointed bathroom. Underfloor heating. Porcelain tiles to ceiling height. Speaker system. Inset television. LED lights to ceiling. Extractor fan. Inset mirror with LED lights above. Shaver point. White suite comprising wash hand basin with vanity unit below. Close coupled WC. Tiled enclosed bath. Walk-in shower cubicle with wall mounted controls. Chromium heater towel rail.

### BEDROOM TWO

11'5 x 7'3 (3.48m x 2.21m)

UPVC double glazed window to the front elevation. Radiator with ornamental cover. Built in storage cupboard.

### KITCHEN/LIVING/DINING AREA

20'4 x 22'4 max (6.20m x 6.81m max)

This is a very spacious living space. The kitchen area has been fitted with a range of dual colour base and eye level units with quartz worktops above. One and a half bowl inset sink. Vinyl flooring. Integrated Smeg fridge/freezer. Washing machine. Built in dishwasher. One and a half ovens. Electric hob with extractor hood above. LED lights to ceiling. Two UPVC double glazed windows to the front elevation. Radiator with ornamental cover. Leading round from the kitchen area is the generously sized living/dining area. Space for table and chairs.

### OUTSIDE

The property has the benefit of a car port with an allocated parking space.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

