



The Grange Stock Road Billericay CM12 0RT

for sale guide price
£325,000



Property Description

Situated within the highly regarded The Grange retirement development, this well-positioned first-floor apartment enjoys a peaceful setting overlooking the attractive communal gardens, offering both privacy and tranquillity.

Designed exclusively for the over 60s,

The Grange provides a secure and welcoming environment with excellent communal facilities. Residents can enjoy a vibrant social atmosphere through the communal lounge, where regular events and activities take place, while a guest suite is available for visiting family and friends.

The apartment offers well-proportioned accommodation, including two good-sized bedrooms, the master having an en-suite, a spacious lounge/diner with a Juliette balcony, a fitted kitchen and a bathroom.

Its quiet rear-facing position overlooking the gardens further enhances its appeal.

Ideally located on a convenient bus route, the development provides easy access to Billericay High Street, where a range of shops, cafés, restaurants and local amenities can be found.

Offered chain free, this delightful apartment is perfect for those seeking a safe and secure home, a strong sense of community, and easy access to everyday amenities.

Viewing is highly recommended.

Hall

Lounge

23' x 12' 10" (7.01m x 3.91m)

Kitchen

10' 6" x 6' 11" (3.20m x 2.11m)

Bedroom 1

21' 8" x 11' 7" (6.60m x 3.53m)

En-Suite

7' 3" x 4' 11" (2.21m x 1.50m)

Bedroom 2

10' 6" x 8' 2" (3.20m x 2.49m)

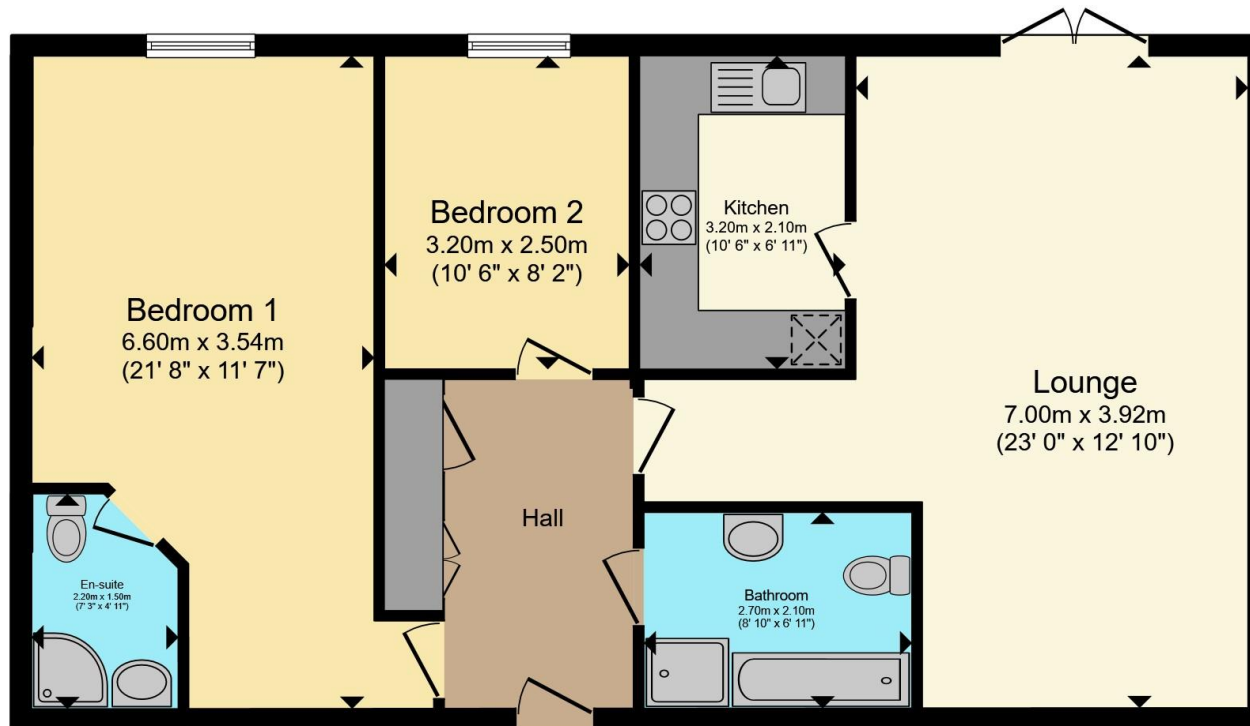
Bathroom

8' 10" x 6' 11" (2.69m x 2.11m)









Total floor area 82.5 m² (888 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

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T 01277 655 555
E billericay@connells.co.uk

96 High Street
BILLERICAY CM12 9BT

EPC Rating: B Council Tax
Band: E

Service Charge:
4851.00

Ground Rent:
500.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BCY308405

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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