Quirk & Partners®

Quirks®









61 Marlborough Way, Billericay, CM12 0YJ

Asking Price £149,950

- GROUND FLOOR STUDIO APARTMENT
- MODERN KITCHEN & BATHROOM
- LIVING ROOM OVERLOOKING COMMUNAL GARDEN
- NO ONWARD CHAIN
- LEASE IN EXCESS OF 950 YEARS
- ALLOCATED PARKING
- UPVC DOUBLE GLAZING
- SOUTH FACING ASPECT
- RECENTLY REDECORATED
- NEARBY SHOPS & PARKS

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

A recently decorated ground floor studio apartment, with South facing aspect, overlooking the communal garden. Nestled in a cul-de-sac location on the popular Queens Park Development, this property is within walking distance of convenience shops, Aldi supermarket, Lake Meadows Park and Billericay Mainline Railway Station. Offered for sale with NO ONWARD CHAIN, this property would make an excellent rental investment or first time purchase, with the peace of mind, there is 953 years remaining on the lease. There is a modern bathroom, with paneled bath, electric shower above, vanity unit wash hand basin and low level W.C, built in storage cupboard housing the hot water cylinder. The naturally light living room / bedroom has a built-in storage cupboard and two double glazed windows overlooking the well maintained communal garden. There is a modern fitted kitchen, with a stainless steel sink/drainer, extractor fan, freestanding oven and fridge/freezer to remain, space for washing machine. The property comes with one allocated parking space in the communal parking area.

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Council Tax Band: A







LIVING ROOM / BEDROOM
14'6 x 9'8

MODERN KITCHEN WITH APPLIANCES
9'3 x 7' max

MODERN BATHROOM
6'1 x 5'5

ALLOCATED PARKING

GROUND FLOOR STUDIO APARTMENT

SOUTH FACING ASPECT

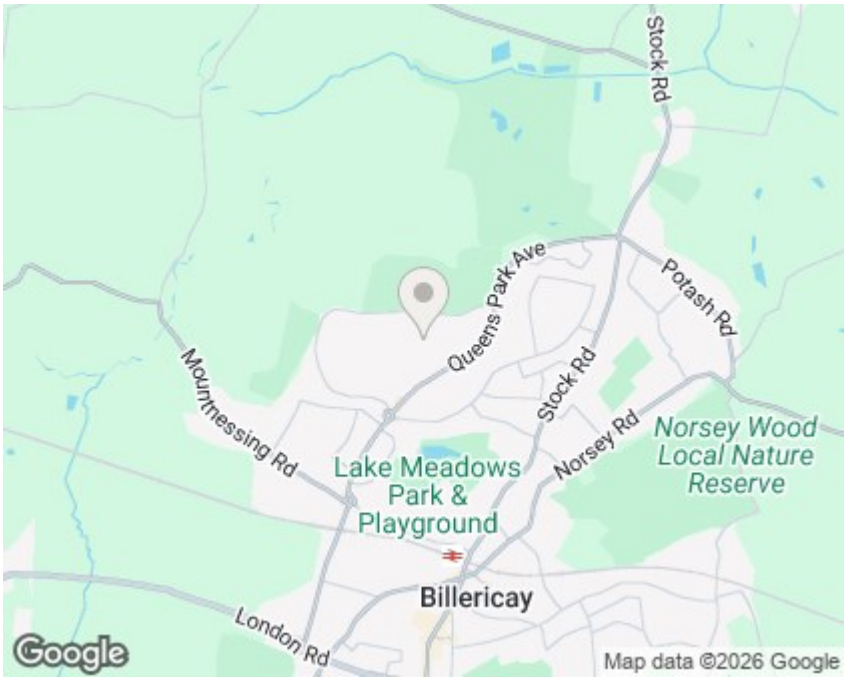
LEASE INFORMATION
INFORMATION PROVIDED BY VENDOR AND SUBJECT TO VERIFICATION FROM THEIR LEGAL REPRESENTATIVE, 953 YEARS REMAINING ON LEASE, CURRENT SERVICE CHARGE £2,058, PEPPERCORN GROUND RENT









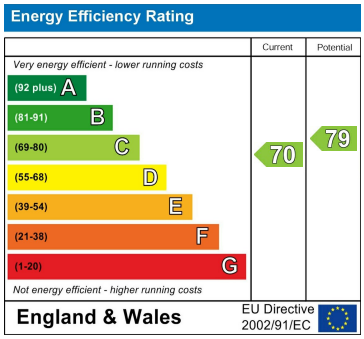


Viewings

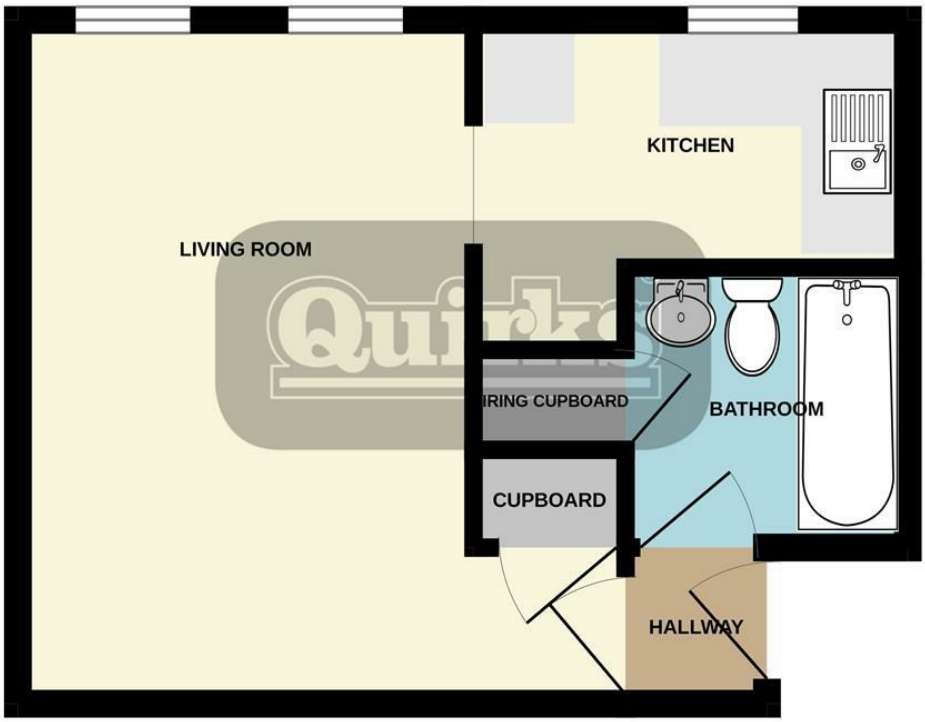
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

C



GROUND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



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