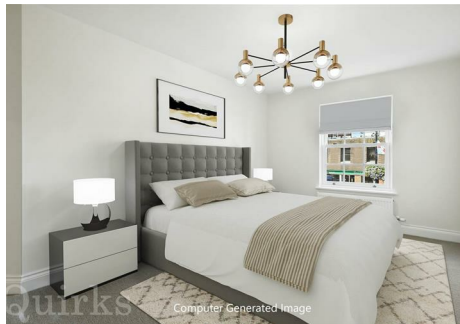




Flat B, 110 High Street, Billericay, CM12 9BY

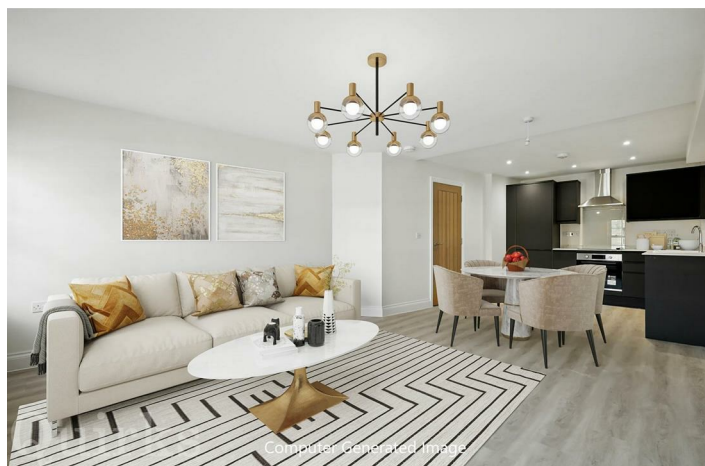
Guide Price £325,000

- MODERN INTEGRATED KITCHEN
- OPEN PLAN LIVING SPACE
- 199 YEAR LEASE
- IDEAL FOR DOWNSIZERS & FIRST TIME BUYERS
- BUILT-IN STORAGE
- BRIGHT AND SPACIOUS BEDROOM
- WELL APPOINTED SHOWER ROOM
- JUST A STONES THROW TO WAITROSE
- NEW AND READY FOR IMMEDIATE OCCUPATION
- DOUBLE GLAZED SASH STYLE WINDOWS

Old Bank House is a luxury development of just three apartments, with private and secure access onto a prime location on Billericay High Street and adjoining Waitrose Supermarket. Nearby amenities include a vast range of restaurants, pubs and shops along with Billericay Mainline Station serving London Liverpool Street in just 35 minutes. This one bedroom first floor apartment has a telephone entry system, double glazed sash style windows, providing plenty of natural light and character, there is an open plan living space incorporating a modern integrated kitchen, with built-in oven, dishwasher and washing machine included. The double bedroom is an excellent size, with plenty of space for wardrobes and side tables. The shower room is well appointed with a modern white suite including, low level W.C, vanity unit wash hand basin, large walk-in shower and heated towel rail. The hallway benefits from built-in storage, housing the EHS electric combination boiler, feeding conventional radiators, making this an energy efficient home. This is a unique opportunity and well suited for first time buyers, investors and downsizers.



Council Tax Band:



SECURE TELEPHONE ENTRY SYSTEM

COMMUNAL HALLWAY WITH CYCLE & REFUSE STORE

STAIRS TO FIRST FLOOR

HALLWAY WITH BUILT-IN STORAGE

13'0 x 3'2

SHOWER ROOM

8'1 x 6'3

MODERN INTEGRATED KITCHEN / LIVING AREA

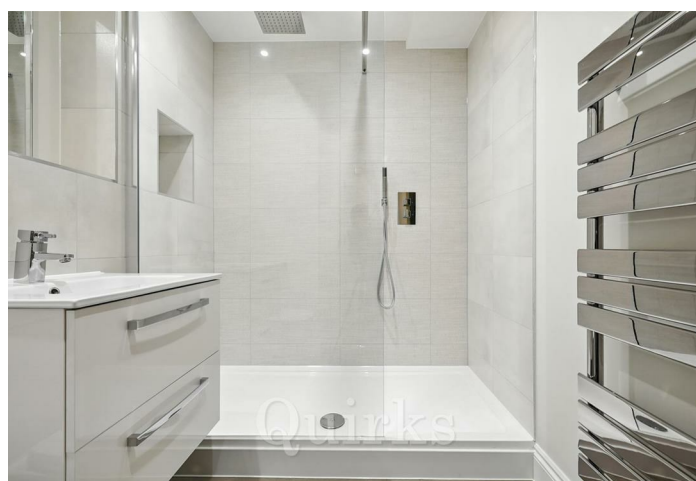
24'1 x 13'8 reducing to 8'10

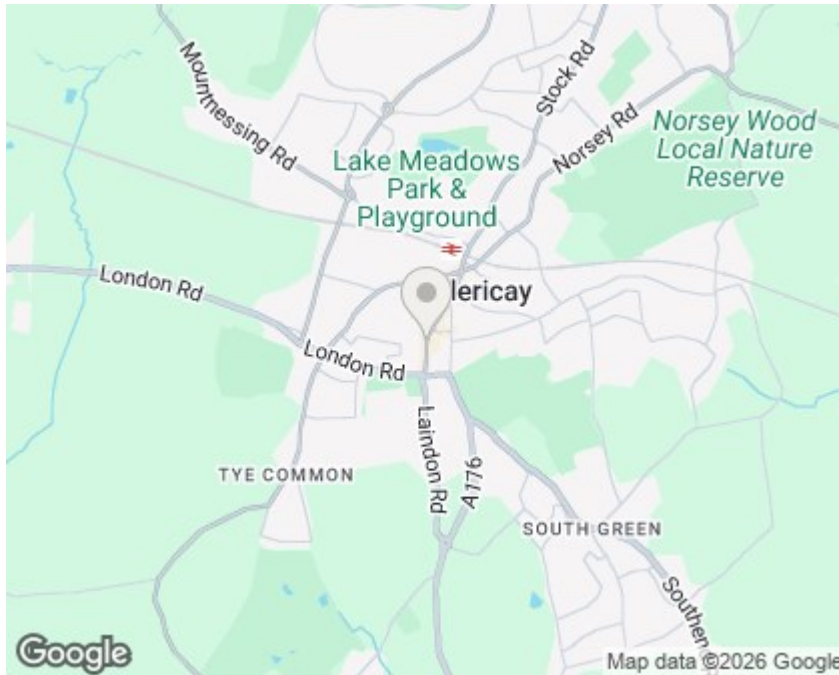
BEDROOM

13'8 x 8'10

LEASE INFORMATION

A new lease of 199 years will be granted, residents will have the option to set up their own management company or residents association, management charge yet to be advised (subject to legal formation)





Viewings

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

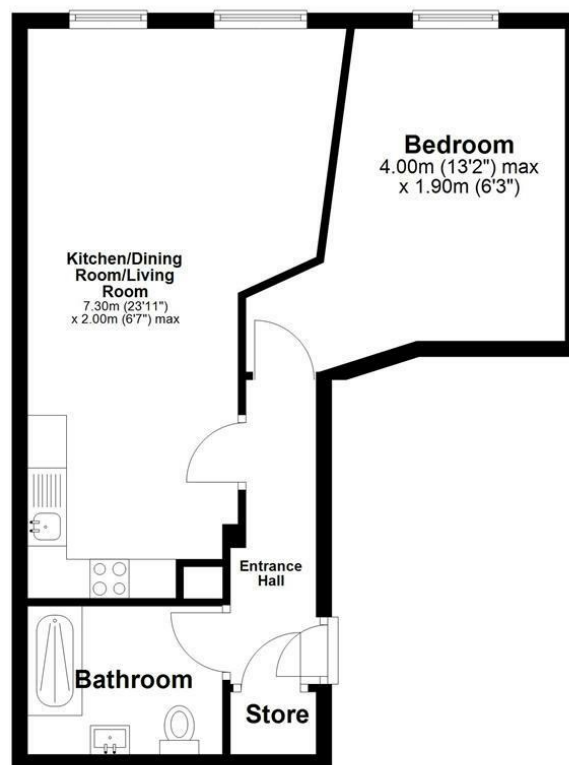
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor

Approx. 47.5 sq. metres (510.9 sq. feet)



Total area: approx. 47.5 sq. metres (510.9 sq. feet)

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

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Flat B High street Billericay