



Quirks



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**21 Southwood Court Southend Road, Billericay, CM11 2RA**

**Guide Price £260,000**

- TWO BEDROOMS
- NEW KITCHEN
- COMMUNAL GARDENS
- AMPLE STORAGE
- BUS ROUTE OUTSIDE
- RETIREMENT PROPERTY
- SHOWER ROOM
- NO ONWARD CHAIN
- CLOSE TO SHOPS
- COMMUNAL CAR PARK

A well presented and spacious two bedroom retirement apartment, located on the first floor and just steps away from the lifts. Originally constructed by McCarthy & Stone, this modern property is suitable for those aged 60 or over. Facilities include lift access to all floors, emergency pull cord system to Careline, built in intruder alarm, residents parking, communal garden, residents lounge & dining area, laundry room and guest bedroom with en-suite. Offered for sale with NO ONWARD CHAIN, this property has a large entrance hallway, with three built-in storage cupboards, a modern shower room with a three piece suite, including a double width shower cubicle. This excellent location, provides easy access to shops including Tesco convenience store, butchers, greengrocers, post office, florist, hairdressers and bus route. Internal viewing is essential to appreciate the standard of accommodation and sizeable living space on offer.



Council Tax Band: E



Entrance Hall

13'8 x 3'9

Lounge / Diner

19'6 x 10'3

Kitchen

7'6 x 6'6

Bedroom One

15'7 x 9'6

Bedroom Two

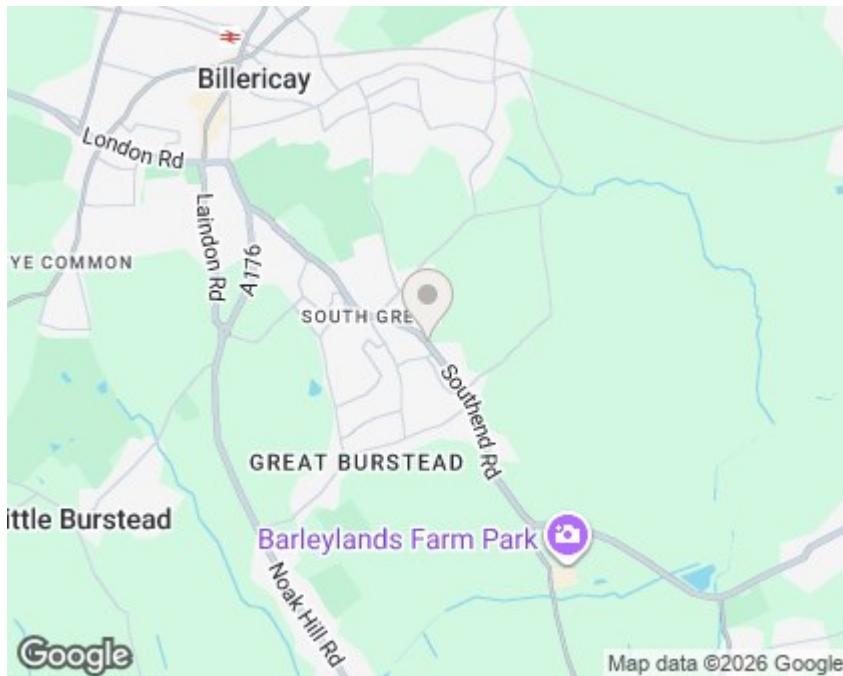
13'7 x 9'2

Shower Room

6'7 x 5'6

Communal Gardens





## Viewings

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

## EPC Rating:

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



Mid Floor Flat



AIW Energy Assessors Limited  
Energy Performance Certificates | Floor Plans  
T: 01277 442525 | E: 07814 268949 | E: ianwilhong@hotmail.co.uk

Total Area: 64.0 m<sup>2</sup> ... 689 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes and so only be used as such.