



## 61 Marlborough Way, Billericay, CM12 0YJ

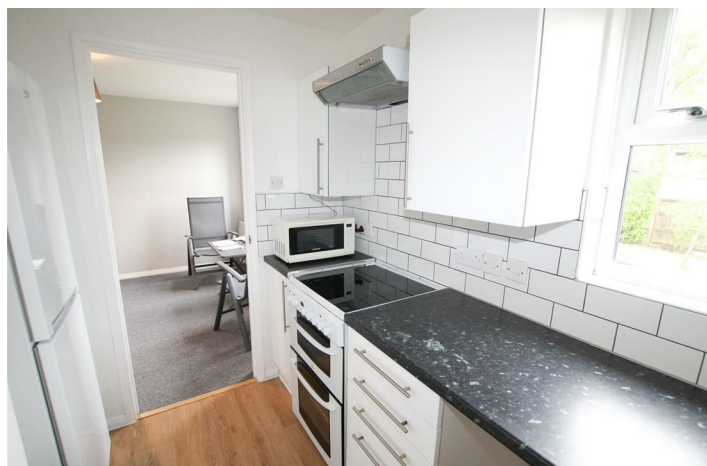
Asking Price £169,950

- 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

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/drain, 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.



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**

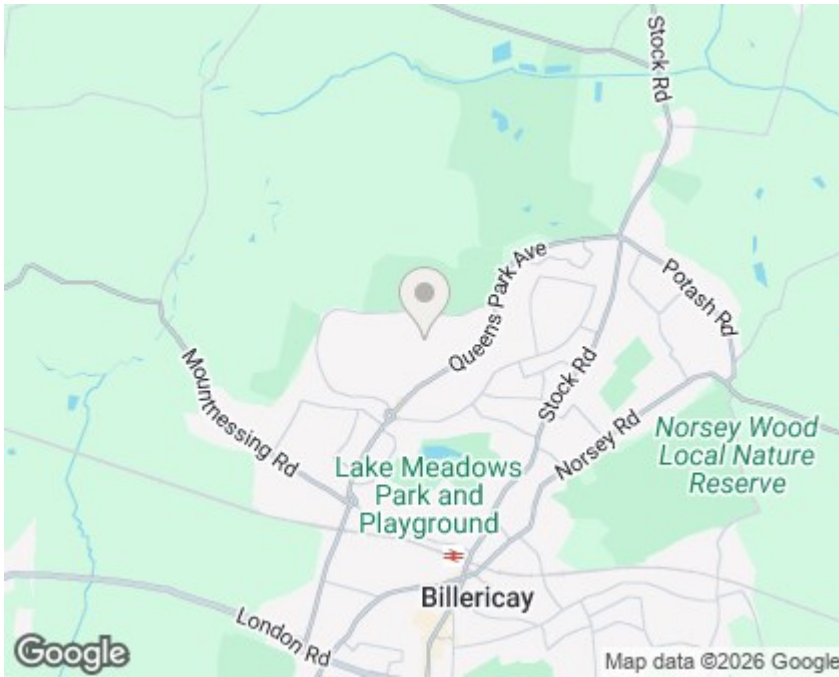
**GROUND FLOOR STUDIO APARTMENT**

**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(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	

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

