

# ParaBar Estates



## Albion Court, Billericay

Asking Price £225,000

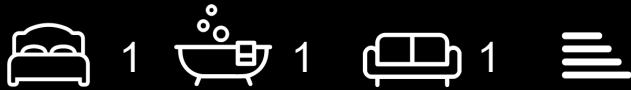
- ONE DOUBLE BEDROOM
- SHORT WALK TO HIGH STREET
- LIFT TO ALL FLOORS
- NO ONWARD CHAIN
- NEW KITCHEN
- FIRST FLOOR
- COMMUNAL UTILITY ROOM
- NEW SHOWER ROOM
- NEW HEATING
- PARKING

106 High Street, Billericay, Essex, CM12 9BY  
01277 65 65 63

info@parabar.co.uk  
www.parabar.co.uk

# Albion Court, Billericay

\* FIRST FLOOR APARTMENT \* RECENTLY REFURBISHED \* EXCELLENT CONDITION \* NEW KITCHEN \* NEW SHOWER ROOM \* NEW HEATERS \* RETIREMENT COMPLEX \* ONE DOUBLE BEDROOM \* HIGH STREET LOCATION \* COMMUNAL LOUNGE \* Located a stones throw to the High Street is this spacious modern retirement flat with west facing views. This apartment has been recently refurbished throughout to an excellent standard and also has NO ONWARD CHAIN .Council tax band B



Council Tax Band: C



**ENTRANCE**

**LOUNGE DINER KITCHEN**

18'4 x 13

**BEDROOM**

13'6 x 9

**SHOWER ROOM**

7'4 x 5'5

**EXTERIOR**

**PARKING**

**COMMUNAL LOUNGE**

**COMMUNAL UTILITY ROOM**





# 1st Floor Flat (Top Floor)

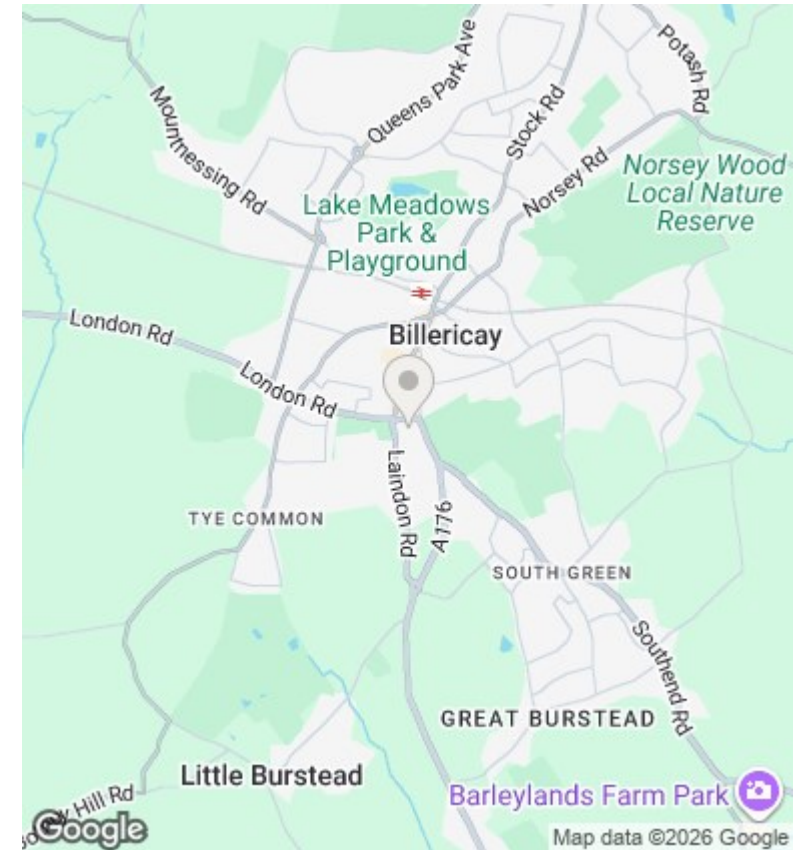
**ParaBar Estates**



AIW Energy Assessors Limited  
Energy Performance Certificate (EPC) Assessors  
T: 01277 656133 E: info@aiwenergy.co.uk

Total Area: 42.2 m<sup>2</sup> ... 454 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.



## Directions

106 High Street, Billericay, Essex, CM12 9BY  
01277 65 65 63

## Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

## Council Tax Band

C

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

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