



Connells

Albion Court
Billericay



Property Description

This is a charming one-bedroom apartment located within a highly sought-after retirement complex for those aged 55 and over. Situated on Sun Street, this property offers an exceptional High Street location, placing boutique shops, cafes and essential amenities like Waitrose right on your doorstep.

Ideally positioned just a short 2-minute walk from Billericay High Street and 815m from the mainline railway station.

A well-presented ground-floor apartment with a generous lounge/diner and a comfortable double bedroom.

Residents benefit from a 24-hour care-call system and an on-site manager.

On-site amenities include a communal residents' lounge, laundry room, guest suite for visitors and well-maintained communal gardens.

Ample resident parking is available, along with a lift serving all floors for easy access.

Offered with no onward chain for a smooth and straightforward purchase.

This property is perfect for anyone seeking a secure and vibrant community setting in the heart of Billericay.

Hall

Kitchen

7' 2" x 6' 4" (2.18m x 1.93m)

Lounge / Diner

18' 3" x 17' 7" (5.56m x 5.36m)

Bedroom

12' 9" x 9' 2" (3.89m x 2.79m)

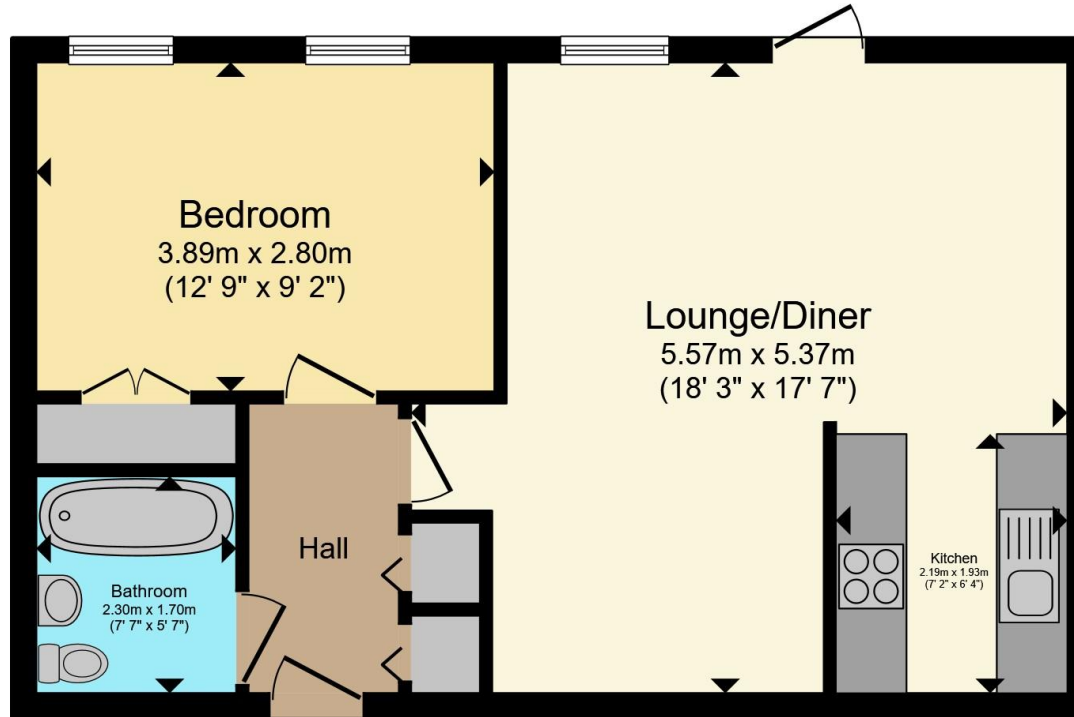
Bathroom

7' 7" x 5' 7" (2.31m x 1.70m)









Total floor area 46.9 m² (505 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01277 655 555
E billericay@connells.co.uk

96 High Street
 BILLERICAY CM12 9BT

EPC Rating: C Council Tax Band: C

Service Charge: 2898.74

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BCY308334

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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