



Beresfords

Offers in Excess of £335,000

Leasehold | 1 Bed | 1 Bath | Flat/Apartment | Ground Floor | Council Tax Band C | EPC B | Ref BIS250147

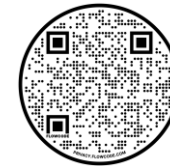
Laindon Road Billericay CM12 9FU

Stunning one bedroom, ground floor retirement apartment with balcony, fully integrated kitchen, bright lounge/dining room, large bedroom with walk in wardrobe, shower room, close to Billericay High Street for the over 55's.

- Stunning one bedroom retirement apartment
- Ground floor
- Fully integrated kitchen
- Bright lounge/dining room
- Large bedroom with walk in wardrobe
- Modern bathroom
- Beautiful landscaped gardens
- Lifts to all floors and 24-hour careline support
- Close to Billericay High Street



Scan the QR code for full details and key information on this property.





Beresfords - Billericay Sales

Beresfords Residential
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Billericay
Essex
CM12 9AH

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www.beresfords.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Service Charge (per annum):

£3,505

Lease Length:

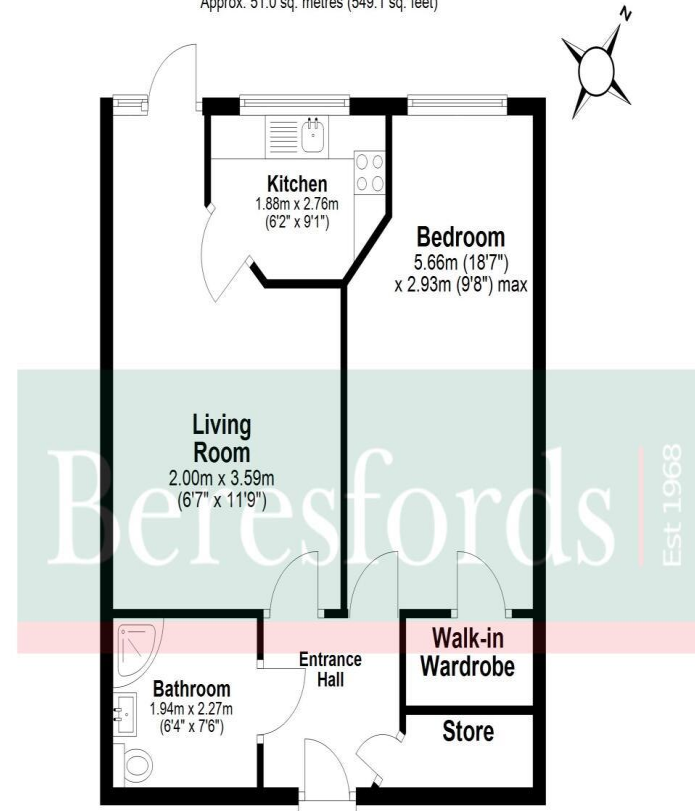
99 Years from 2019

Ground Rent (per annum):

£575

Ground Floor

Approx. 51.0 sq. metres (549.1 sq. feet)



Total area: approx. 51.0 sq. metres (549.1 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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Plan produced using PlanUp.□

Meadow Lodge

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

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