

Beresfords Est 1968



Beresfords

Offers in excess of £310,000

Leasehold | 1 Bed | 1 Bath | Flat/Apartment | First Floor | Council Tax Band C | EPC B | Ref BIS260101

Laindon Road Billericay CM12 9FU

NO ONWARD CHAIN

Modern first-floor retirement apartment in a welcoming development with resident parking. Features a private balcony plus beautifully maintained communal gardens and shared resident areas. Designed for comfortable, independent living with a modern finish in a peaceful community setting.

- Modern first-floor retirement apartment with resident parking
 - Located in a sought-after Billericay development
 - Private balcony with outdoor seating space
 - Generous living and dining area
 - Modern fitted kitchen with ample storage
 - Spacious double bedroom with walk-in wardrobe
 - Well-presented bathroom and entrance hall
 - Beautiful communal gardens and resident facilities
 - Close to Billericay High Street and mainline station
 - Current vendor to pay the Service Charge for the first 12 months



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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Service Charge:

£1,752.34, every 6 months

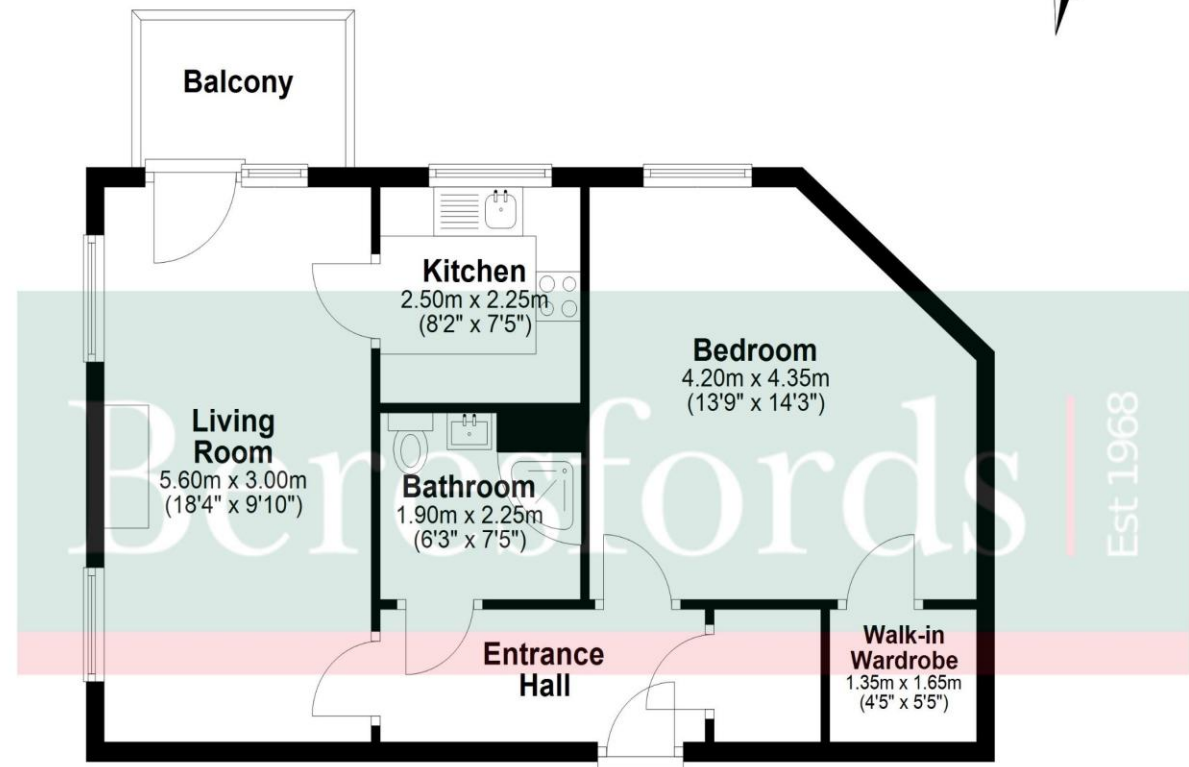
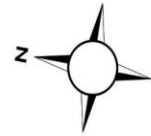
Lease Length:

993 years remaining, end date 01/09/3018

Ground Rent:

£287.50, every 6 months

First Floor



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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Meadow Lodge

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