



Beresfords

Est 1968

Beresfords

Asking Price £350,000

Leasehold | 2 Bed | 1 Bath | Flat/Apartment | Ground Floor | Council Tax Band C | EPC C | Ref BIS260171

Albion Court Sun Street CM12 9LB

NO ONWARD CHAIN

A well-proportioned two-bedroom ground floor retirement apartment offering fantastic scope to modernise and create your ideal home. Benefiting from resident parking and attractive communal gardens, this property is an excellent opportunity for over 55's.

- No onward chain
- Popular over-55s development
- Spacious two-bedroom ground floor apartment
- Quiet corner position overlooking communal gardens
- Direct access to gardens from the living/dining room
- Principal bedroom with built-in double wardrobe
- Pull-cord emergency alarm system linked to a 24-hour call centre
- On-site manager available Monday to Friday, 9:00am-2:00pm
- Communal lounge hosting regular social events and activities
- Resident parking and convenient location close to Billericay

High Street and Mainline Station



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





Beresfords - Billericay Sales

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

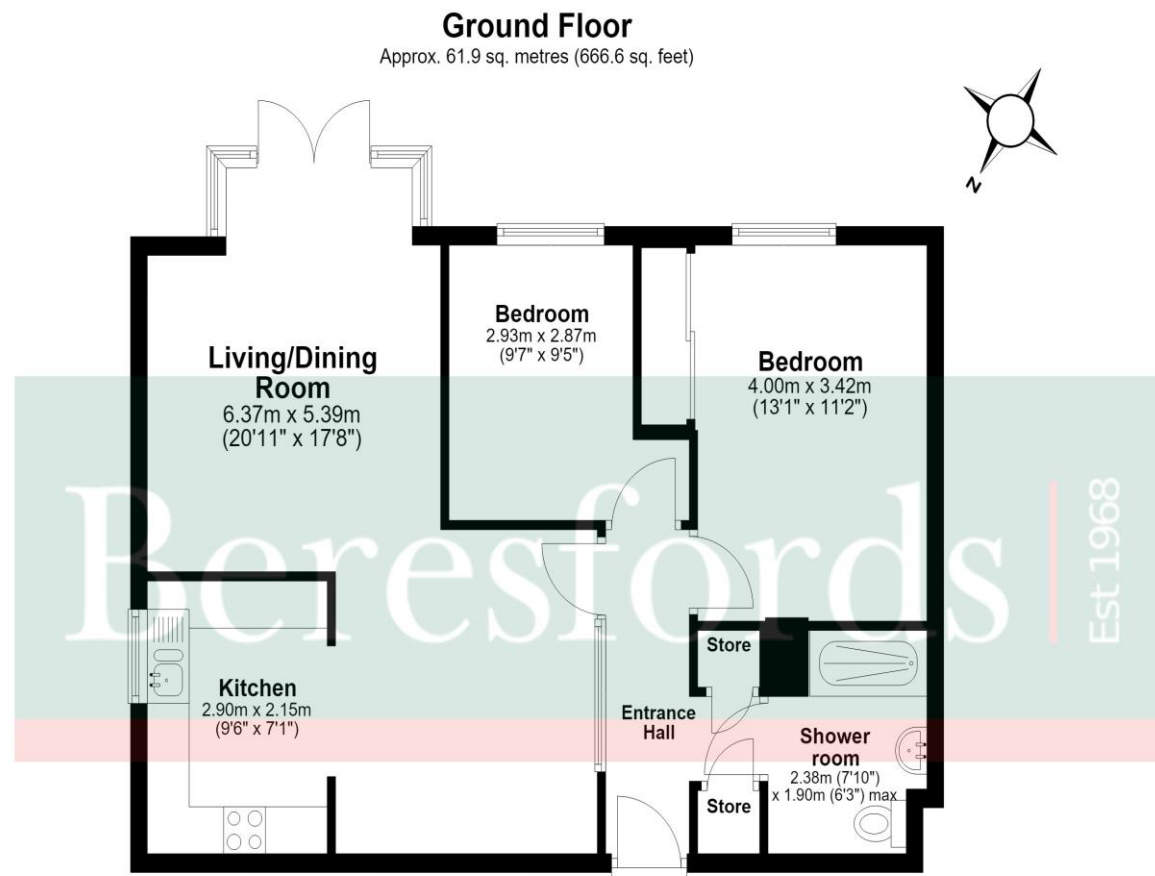
£2,898.72 pa

Lease Length:

87 Years Remaining, Expirers: 25/03/2114

Ground Rent (per annum):

N/A



Total area: approx. 61.9 sq. metres (666.6 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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