



Burns Close | Billericay | £325,000

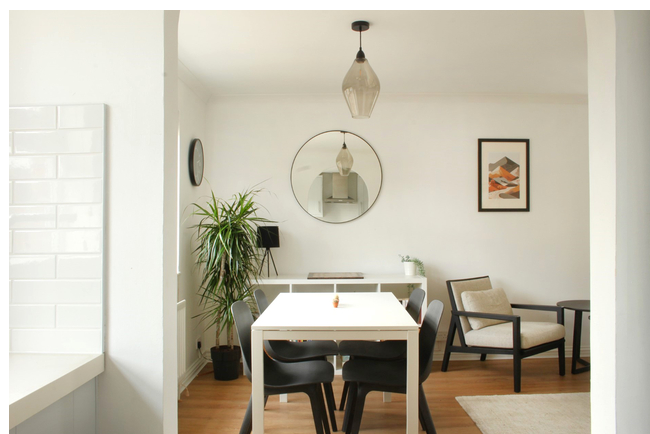




# Burns Close

Billericay | Essex | CM11 1LS

Welcome to this beautifully presented two-bedroom, first-floor apartment situated within walking distance of Billericay High Street and the train station, offering the perfect blend of modern comfort and convenient city living. This immaculately maintained property is ideal for professionals, couples, or small families seeking a stylish and practical home in a sought-after location. Step inside to discover a spacious living and dining room that boasts a bright and airy atmosphere, perfect for relaxing or entertaining guests. The open layout allows plenty of natural light to flood the space, creating a warm and welcoming environment. Adjacent to the living area is a modern kitchen equipped with a range of contemporary appliances, providing both style and functionality for all your culinary needs. The apartment features two generously sized bedrooms, each fitted with built-in wardrobes that offer ample storage while keeping the rooms clutter-free. Whether for restful nights or productive work-from-home days, these bedrooms provide a peaceful retreat at the end of the day. The modern bathroom has been tastefully designed with high-quality fixtures and fittings, contributing to the overall immaculate presentation of the property. Additional benefits include gas central heating, ensuring warmth and efficiency throughout the colder months. Two allocated off-street parking spaces provide hassle-free parking, a real advantage in this popular area. Access to all floors is made easy with a lift, adding convenience for residents and visitors alike. One of the standout features of this apartment is its prime location. Just a short stroll away, Billericay High Street offers an array of shops, cafes, restaurants, and local amenities. For commuters, the train station is easily accessible on foot, providing direct links to London and beyond, making this property perfectly placed for those balancing city work and suburban peace. Immaculately presented and offering a blend of comfort, convenience, and style, this two-bedroom apartment is ready to welcome its new occupants. Don't miss this fantastic opportunity to secure a home in one of Billericay's most desirable locations. To arrange a viewing or for more information, please get in touch today.



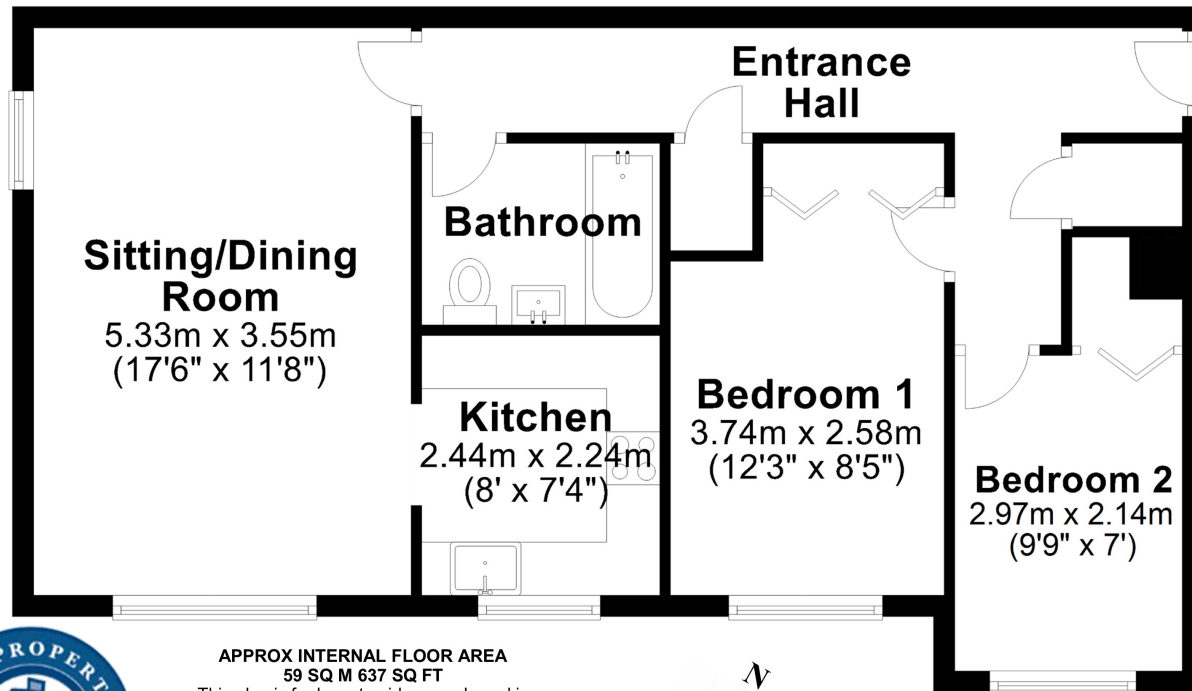


- Two Bedroom First Floor Apartment
- Within Walking Distance of Billericay High Street & Train Station
- Immaculately Presented
- Living/Dinning Room
- Modern Kitchen with Appliances
- Modern Bathroom
- Two Bedrooms With Built In Wardrobes
- Gas Central Heating
- Lift to all floors
- Two Allocated Off-Street Parking Spaces





## First Floor



**APPROX INTERNAL FLOOR AREA**  
59 SQ M 637 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

Viewing strictly by appointment with The Property Specialists



Making Moving Home  
**Less Stressful**

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