



## Grey Lady Place, Billericay, Essex, CM11 1LU

£390,000



Situated within an attractive Grade II listed character development just moments from the station and high street, this spacious first-floor apartment offers generous accommodation, beautifully maintained communal gardens, two allocated parking spaces and the added benefit of a residents' gate providing a convenient shortcut to the station. This is a very unique property with high ceilings, good views on all sides of this stunning development. Being so close to the station with its mainline links to Stratford & Liverpool Street this is london living but without the price tag.

- LEASHELD
- TWO ALLOCATED PARKING SPACES
- HIGH CEILINGS THROUGHOUT
- DOUBLE ASPECT LOUNGE WITH VAULTED CEILING
- TWO BEDROOM TWO SHOWER ROOM FIRST FLOOR APARTMENT
- WALKING DISTANCE OF BILLERICAY STATION AND HIGH STREET
- BEAUTIFUL GRADE II LISTED CHARACTER BUILDING
- WELL MANICURED COMMUNAL GARDENS

## Communal Entrance

The property is approached through formal gardens which serves just two properties. From the communal entrance hall steps lead up to the entrance door to the apartment.

## Entrance Hall

Hallway has a window facing the front elevation, storage cupboard and doors leading to the remainder of the accommodation.

## Lounge / Diner

8.59m x 4.98m (28' 2" x 16' 4")

This stunning room has high ceilings and a double aspect with two windows to the front and two windows facing the rear elevation.

## Kitchen

3.45m x 3.00m (11' 4" x 9' 10")

The kitchen itself is fitted in a range of units to both base and eye levels which wrap around two sides with roll top work surfaces into which is a stainless steel sink drainer unit. Appliances including an integrated fridge freezer and dishwasher as well as a built under oven and a gas hob. There is also space for a washing machine and a cupboard that houses the gas central heating boiler. There is also a window facing the rear elevation.

## Bedroom One

4.98m x 4.88m (16' 4" x 16' 0")

A double aspect room with two windows facing the front and two windows facing the rear this particularly spacious room.

## En Suite Shower Room

Fitted in a three piece suite which comprises of a walk in shower enclosure with a curve glazed screen, a vanity wash hand basin with cupboards below and a concealed cistern WC. The walls are fully tiled and there is recessed spot lighting and a chrome heated towel rail.

## Bedroom Two

3.45m x 3.45m (11' 4" x 11' 4")

Window facing the rear elevation and fitted wardrobe cupboards.

## Shower Room

Fitted with a three piece suite which comprises of a walk in shower enclosure, a vanity wash hand basin and a low flush WC. The walls are fully tiled and there is recessed spot lighting.

## Exterior

The property benefits communal gardens and allocated parking for two vehicles. Conveniently there is a rear entrance to the development which allows for easy access to Billericay station as well as the High Street.

## PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.