

Broadfield
House
156



Noak Hill Road | Billericay | Offers in Excess of £375,000



Noak Hill Road

Billericay | Essex | CM12 9XA

Located within a modern, gated building, approximately 2 miles from Billericay High Street & Mainline Train Station, is this well presented two-bedroom apartment. In addition, the property is situated on the top floor, with the building benefiting from a lift to all floors, gas central heating, beautiful communal gardens and an underground car park.

On entering the apartment, you step into an entrance hall, from which the accommodation is led. The largest of these rooms is a large open plan kitchen/living & dining room, with light wood flooring and ample space for a dining table and chairs, as well as large sofas. The kitchen itself comprises of a range of modern fitted units with light worktops and boasts integrated appliances including a separate fridge and freezer, oven and electric hob. There is also space provided for a freestanding washing machine.

Continuing to the bedrooms, you will find a great size master bedroom, benefiting from a tastefully tiled en-suite shower room and fitted wardrobes. The fully tiled en-suite comprises of a three-piece suite with a large walk-in shower, and this is in addition to the main bathroom which comprises of a three-piece suite with a bathtub. The second bedroom is ideal as a children's room, home office or hobby room, with a velux window ensuring it is light and bright.

Externally, the buildings gated entrance leads to block paved driveway and an underground car park which provides one allocated parking space for this apartment. To the rear of the building is a real hidden gem in the form of a beautiful communal garden. This large and well-maintained external space provides pleasant and peaceful tranquillity, with the garden backing onto open fields, making it a great place to relax and un-wind.

To fully appreciate the fantastic internal presentation of the apartment, as well as everything this delightful building has to offer, a viewing is highly recommended. Call The Property Specialists now and we will be happy to arrange this for you.





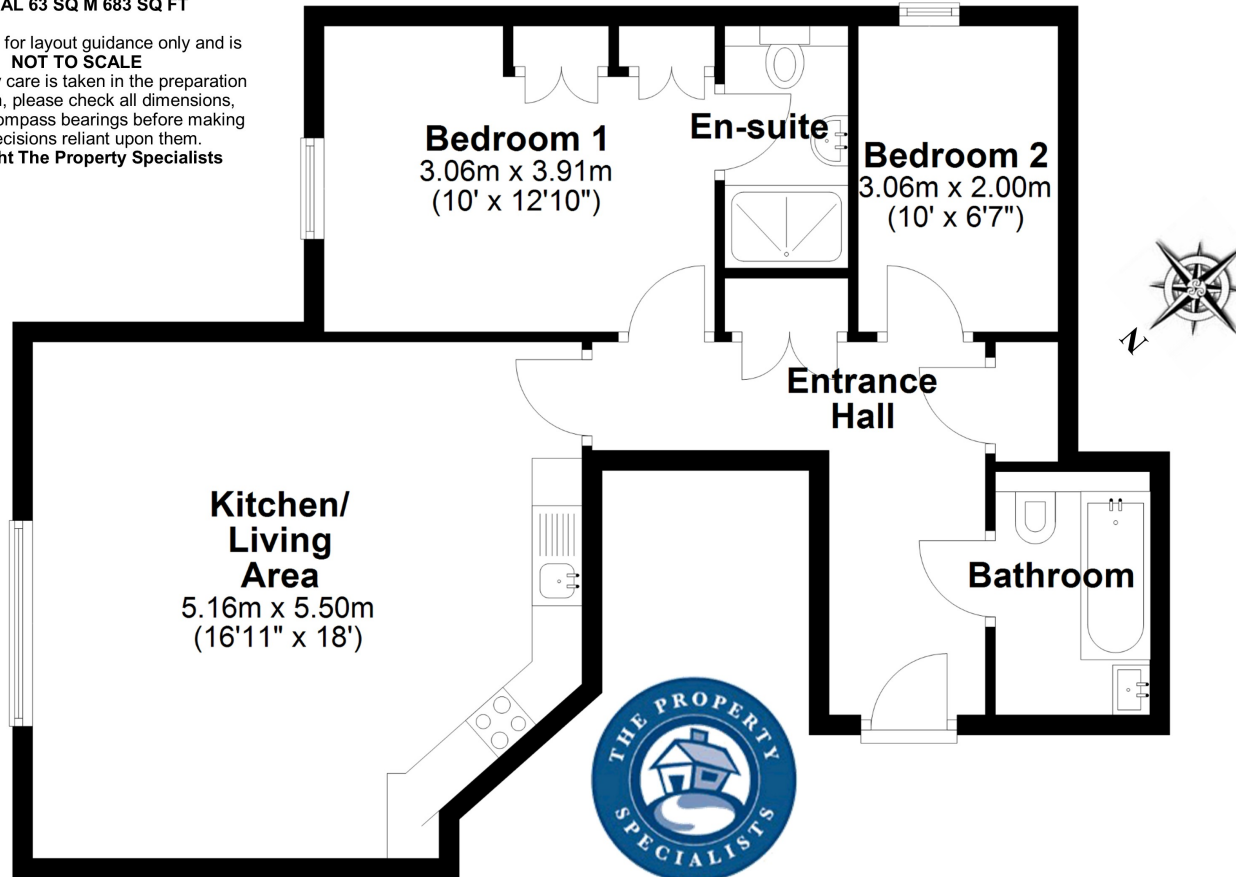
- Two Bedroom Top Floor Apartment
- Modern Building with Gated Entrance
- Lift To All Floors
- Open Plan Living/Dining Room
- Modern Kitchen With Some Integrated Appliances
- Master Bedroom With En-Suite Shower Room
- Fully Tiled Main Bathroom
- Beautiful Communal Garden
- Underground Car Park With One Allocated Parking Space
- Long Lease



Second Floor

APPROX INTERNAL FLOOR AREA
TOTAL 63 SQ M 683 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+) A		
(81-91) B		
(69-80) C	80	80
(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	

Viewing strictly by appointment with The Property Specialists



Making Moving Home
Less Stressful

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