



St Ediths Court | Billericay | £315,000



St Ediths Court

Billericay | Essex | CM12 9HZ

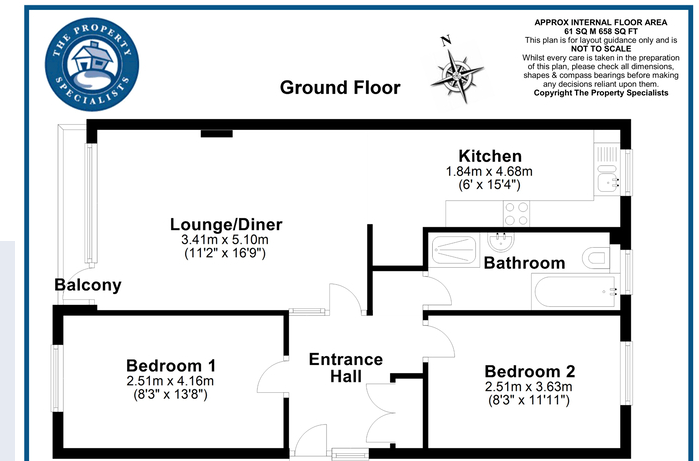
The Property Specialists are delighted to offer this ground floor two bedroom apartment situated within a stones throw of Billericay High Street, with the sought after mainline train station close by. Although this property is leasehold it is also being offered with 1/12 share of the freehold which enables greater control over maintenance etc. Additional benefits include no ground rent and a long 105 year lease.

As you enter the apartment you find yourself in a spacious hallway which leads through to the master bedroom. This bedroom offers fitted wardrobes and ample room for a double bed, the huge window allows this room to be filled with natural light. As you enter the second bedroom you again find ample room for a double bed and other furnishings. The family four piece suite bathroom has the added bonus of a large shower and is finished off nicely by the tiled floor and walls.

The open plan living area in this apartment comprises of a TV area where you can have a large sofa, a dining area and a modern fitted kitchen with a range of appliances. The room is laid with durable hard wood style flooring.

To the rear of the property you find the communal parking area where you are allocated one parking space.





- Fantastic Investment / First Time Purchase
- Close Proximity to Billericay High Street and Mainline Station
- Share of Freehold
- No Ground Rent
- 105 Years Remaining On Lease
- Open Plan Kitchen / Diner / Family Room
- Allocated Parking
- Modern Fitted Kitchen
- Four Piece Family bathroom
- Two Double Bedrooms
- No Onward Chain



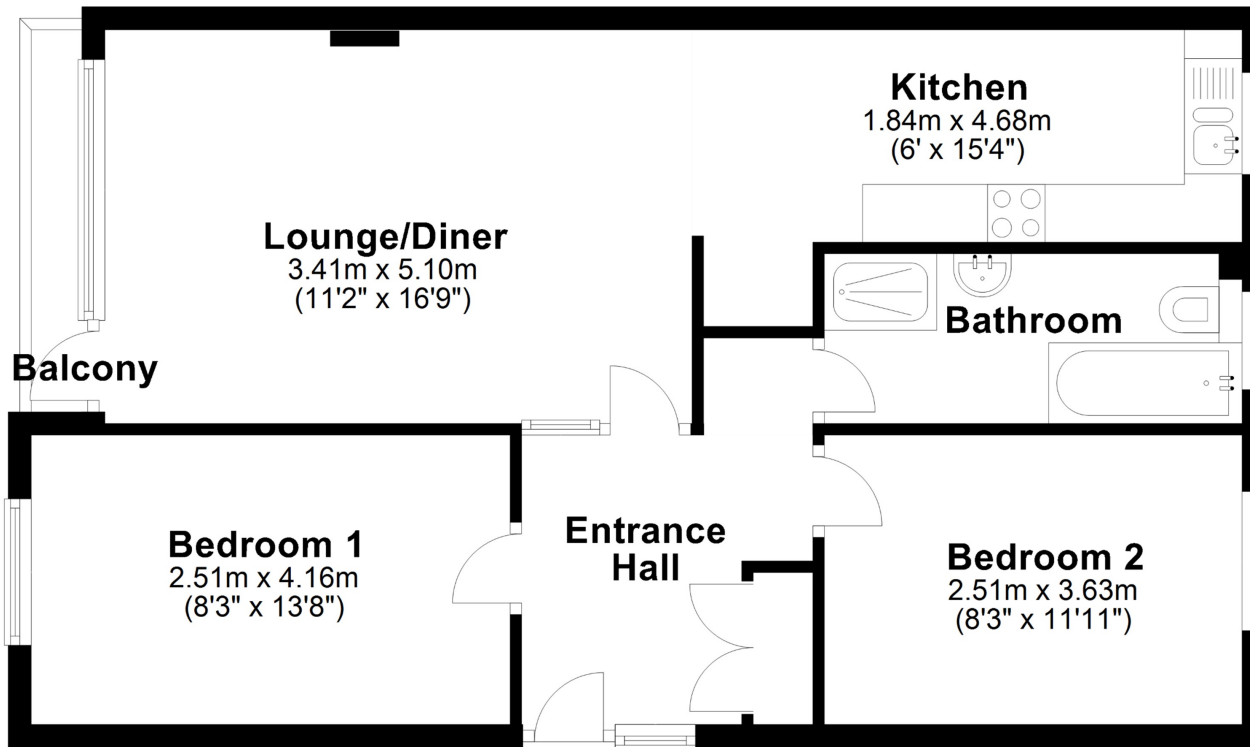
Ground Floor



**APPROX INTERNAL FLOOR AREA
61 SQ M 658 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 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	72	76
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Viewing strictly by appointment with The Property Specialists



Making Moving Home
Less Stressful

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