



## 45 Walman House, St. Ediths Court, Billericay, CM12 9HZ

### Asking Price £325,000

- SOLD BY QUIRKS
- ONE PARKING SPACE
- OPEN PLAN KITCHEN / LOUNGE
- EN-SUITE TO MASTER
- NO ONWARD CHAIN
- TOP FLOOR FLAT
- BALCONY
- MODERN BATHROOMS AND KITCHEN
- LIFT ACCESS
- HIGH STREET LOCATION



## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

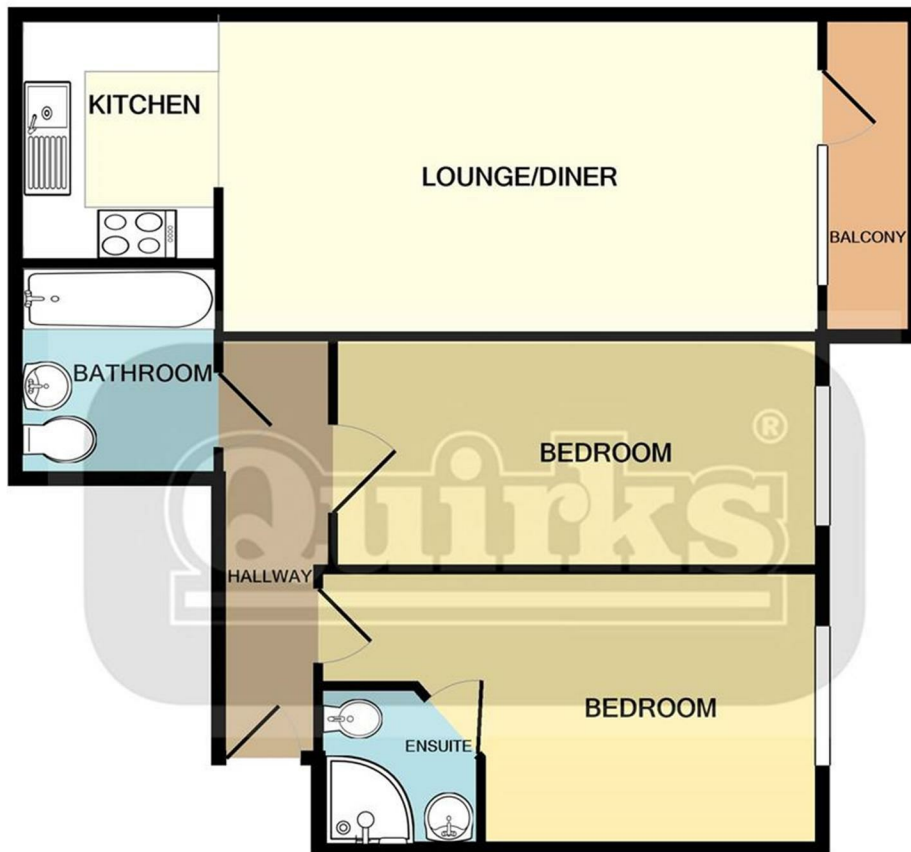
Council Tax Band:

D

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.5 SQ.M.)

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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