



43 Burns Close, Billericay, CM11 1LS

Best And Final Offers £335,000

- TOP FLOOR APARTMENT
- ENSUITE & BATHROOM
- JULIET BALCONY
- LIFT TO ALL FLOORS
- CLOSE TO HIGH STREET & TRAIN STATION
- TWO DOUBLE BEDROOMS
- 19'9 LOUNGE / DINER
- MODERN FITTED KITCHEN
- IDEAL FIRST TIME PURCHASE
- NO ONWARD CHAIN

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This luxury top floor, two bedroom apartment with LIFT to all floors, is situated on the sought after Stockfield Manor development, ideally positioned within walking distance of the Mainline Railway Station and High Street. Enjoying elevated views, this spacious apartment is presented in excellent decorative order and offers security entry phone system, Gas Central Heating, UPVC Double Glazing, two double bedrooms, ensuite shower room and separate bathroom, 19'9" Lounge with Juliet Balcony and fitted Kitchen with integrated appliances and Vaillant combination gas boiler. Externally the property boasts attractive communal gardens and two allocated parking spaces. Being offered with NO CHAIN.



Council Tax Band: D



ENTRANCE HALLWAY

KITCHEN

8'0 x 7'3

LOUNGE / DINING ROOM

19'9 x 16'6

BEDROOM ONE

12'9 x 10'0

ENSUITE

6'0 x 5'4

BEDROOM TWO

10'0 x 10'0

BATHROOM

6'10 x 5'6

JULIET BALCONY

LIFT ACCESS

TWO ALLOCATED PARKING SPACES





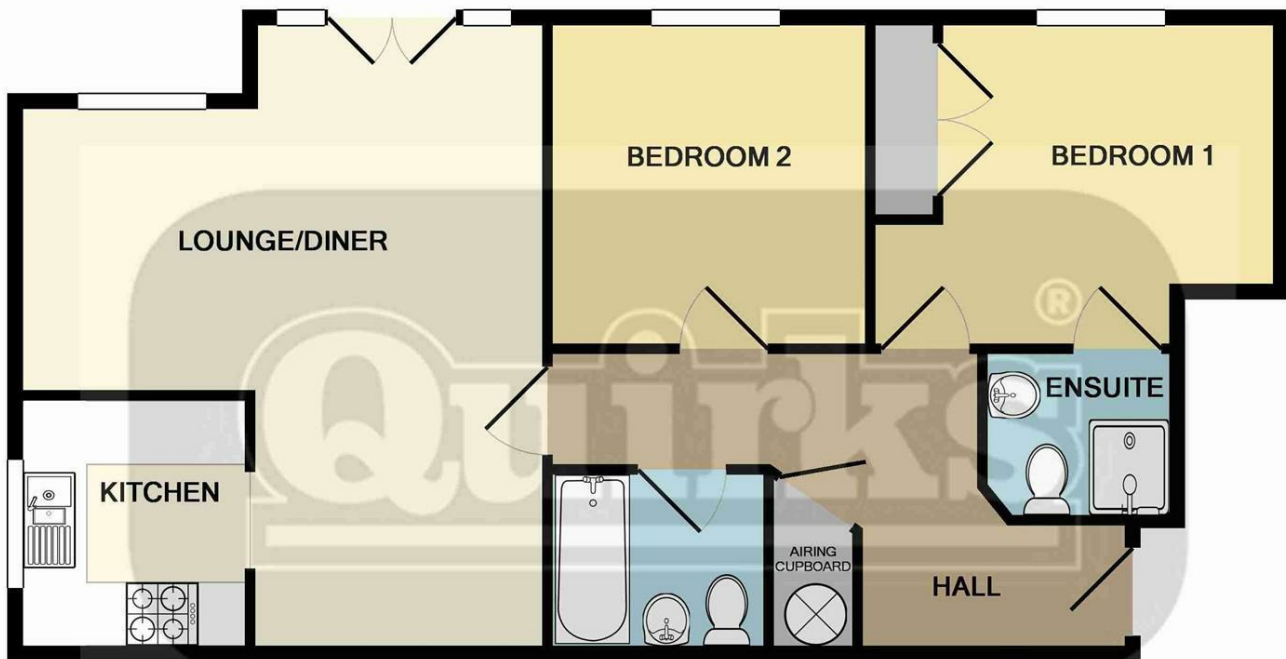
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 713 SQ.FT. (66.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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