



26, Southwood Court, Southend Road, Billericay, CM11 2RA

Best And Final Offers £275,000

- NO ONWARD CHAIN
- EXCELLENT STORAGE SPACE
- SOUTH FACING ASPECT
- SPACIOUS LOUNGE / DINER
- LEASE IN EXCESS OF 100 YEARS
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- BUS ROUTE & SHOPS NEARBY
- INTEGRATED KITCHEN
- SUITABLE FOR THE OVER 60'S

Southwood Court, Billericay CM11 2RA

A well presented and spacious two bedroom retirement apartment, located on the second floor and enjoying a South facing aspect. Originally constructed by McCarthy & Stone, this modern property is suitable for those aged 60 or over. Facilities include lift access to all floors, emergency pull cord system to the house manager, built in intruder alarm, residents parking, communal garden, residents lounge & dining area, laundry room and guest bedroom with en-suite. Offered for sale with NO ONWARD CHAIN, this property has a large entrance hallway, with three built-in storage cupboards, a modern shower room with a three piece suite, including a double width shower cubicle. This excellent location, provides easy access to shops including Tesco convenience store, butchers, greengrocers, post office, florist, hairdressers and bus route. Internal viewing is essential to appreciate the standard of accommodation and sizeable living space on offer.



Council Tax Band: E



ENTRANCE HALLWAY

17'6" x 6'9"

LOUNGE / DINER

19'7" x 10'9"

KITCHEN

8'8" x 7'7"

BEDROOM ONE

13'8" x 11'4"

BEDROOM TWO

15'9" x 9'3"

SHOWER ROOM

7'3" x 6'9"

COMMUNAL GARDEN

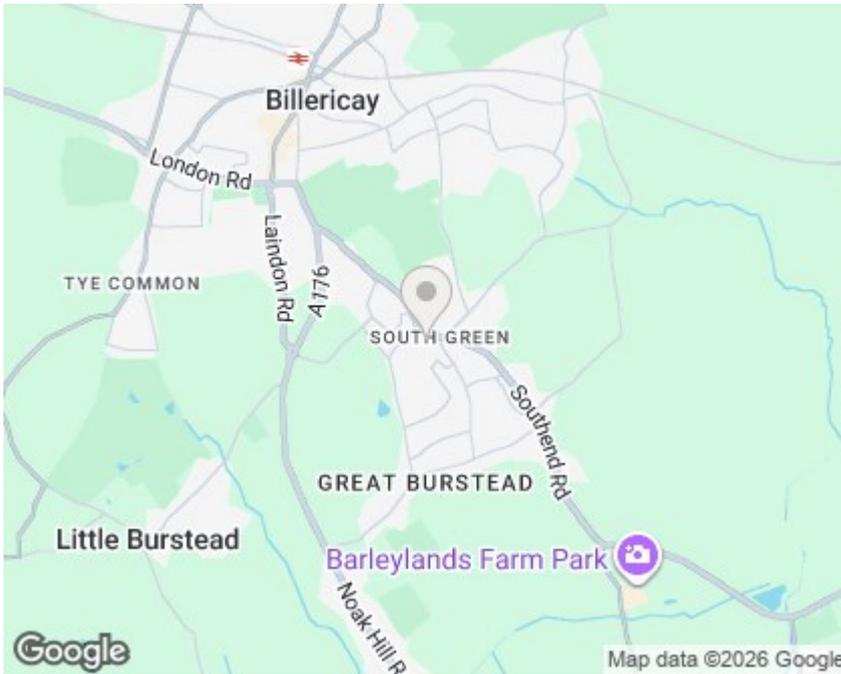
RESIDENTS PARKING

LIFT ACCESS TO ALL FLOORS

LEASE INFORMATION

Southwood Court was constructed in 2006 and commenced with a lease of 125 years from this date. The Service charge is currently £3,800 per year and ground rent charges of £460 per year, these payments are made on a half yearly basis.





Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.