



3 Wellington Mews, Billericay, CM12 0XQ

Guide Price £200,000

- ONE BEDROOM MAISONETTE
- QUEENS PARK DEVELOPMENT
- OWN ENTRANCE DOOR
- NEARBY PARKS
- GREAT FOR FIRST TIME BUYERS OR INVESTORS
- 995 YEARS ON LEASE
- ALLOCATED PARKING
- DOUBLE BEDROOM
- CLOSE TO LOCAL SHOPS
- NO ONWARD CHAIN

Located in the ever popular Queens Park Development and being offered with No Onward Chain, is this one bedroom maisonette with its own entrance door and stairs leading up to the landing. The Lounge is to the front of the property and offers plenty of space for furniture and storage. The bedroom at the back is a double room with built in storage. The galley kitchen offers a stacked double oven and offers further space for appliances. The bathroom has been well kept and comprises of three piece white suite. Further storage is found in the good size storage cupboard and additional airing cupboard in the hall. The Maisonette has two parking spaces with it along with a very long lease (995 years). The ground rent is peppercorn and there is no service charge.



Council Tax Band: B



Entrance Hall

4'3 x 2'9

Landing

8'9 x 6'3

Kitchen

10'4 x 5'6

Lounge

14'9 x 13'7

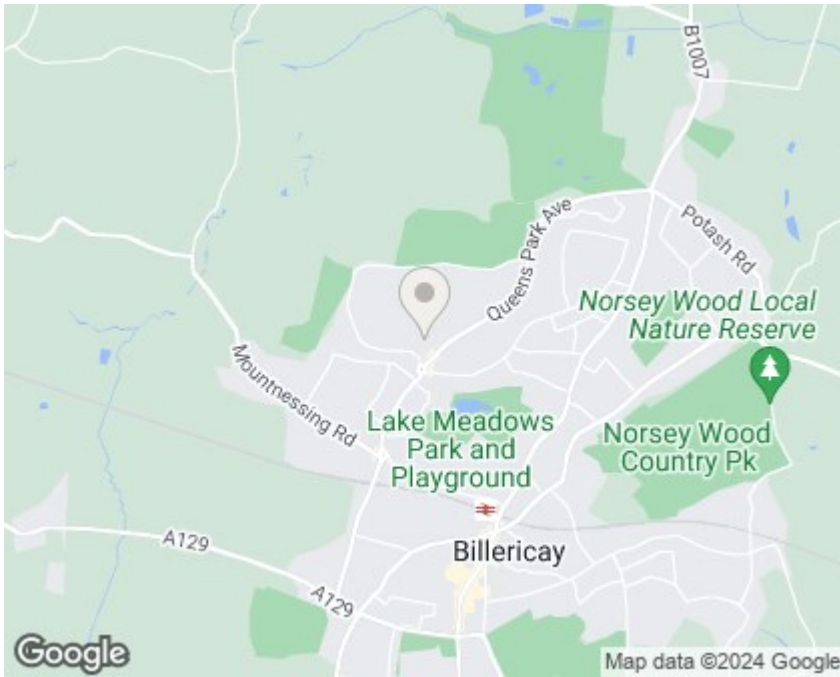
Bedroom

9'9 x 9'0

Bathroom

6'3 x 5'4





Viewings

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

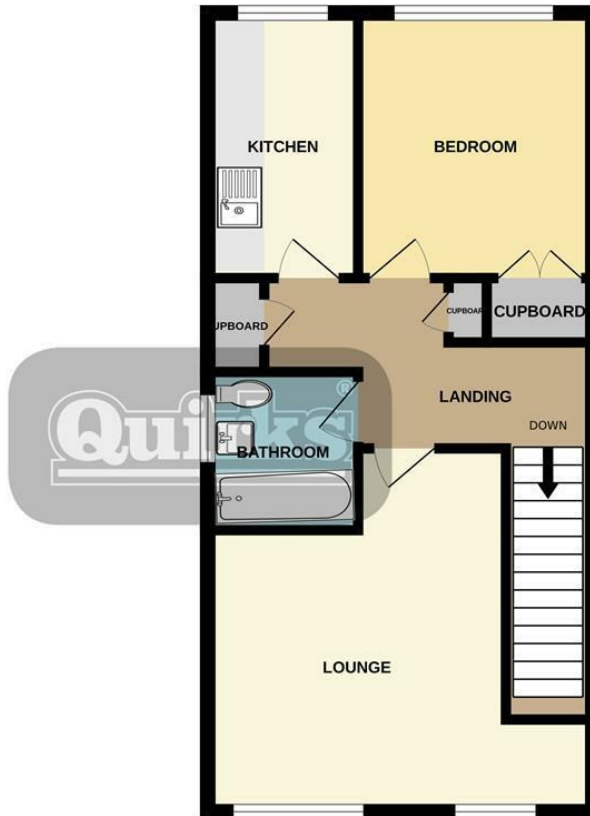
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(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	

ENTRANCE FLOOR

GROUND FLOOR



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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