



## 19 York Road, Billericay, CM12 0XG

**Offers In Excess Of £190,000**

- Ground Floor Maisonette
- Long Lease
- Great Storage Facilities
- Queens Park Development
- Great For First Time Buyers Or Investors
- Private Garden
- Two Parking Spaces
- Ideally Located
- Nearby Parks
- No Onward Chain

Located in the ever popular Queens Park Development and being offered with No Onward Chain, is this one bedroom ground floor maisonette with its own entrance door and garden.

The living room 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, also with access out to the private rear garden. 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, located in the hallway. This Maisonette has two parking spaces with it along with a very long lease (955 years). The ground rent is peppercorn and there is no service charge. Located within close proximity to shops at The Pantiles, including Co-Op Supermarket, also a short distance to Lake Meadows Park and Mainline Railway Station.



Council Tax Band: B



Living Room  
10.85 x 14.26

Bedroom  
8.98 x 10.05

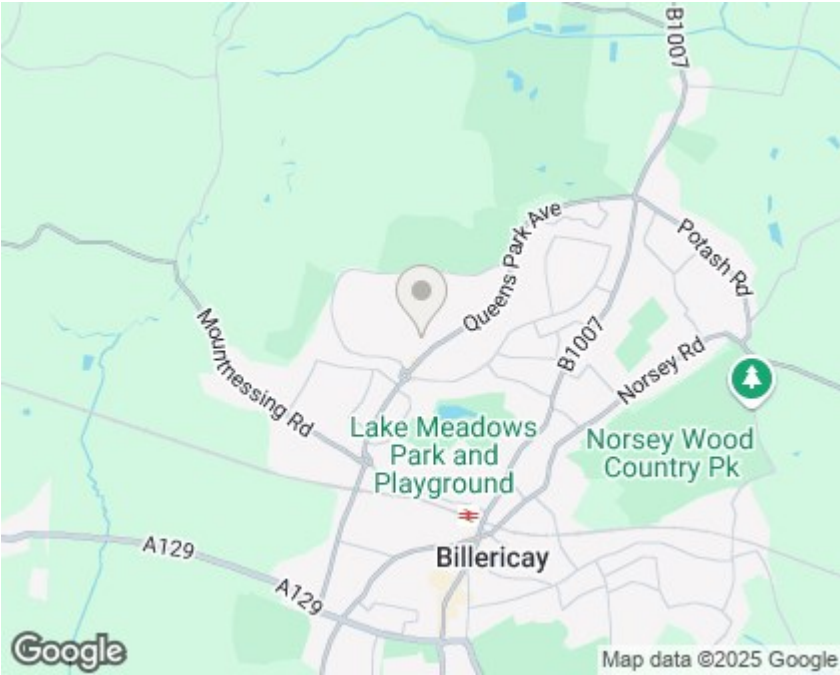
Kitchen  
5.63 x 10.44

Bathroom  
4.84 x 6.23

Two allocated parking spaces

Private garden







## Viewings

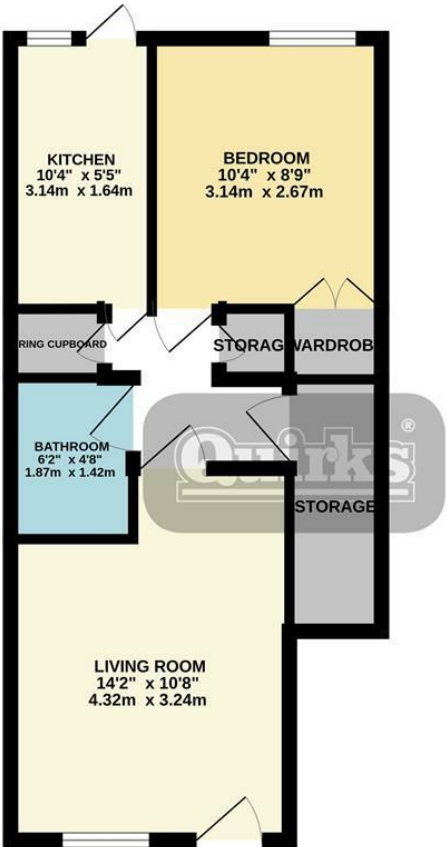
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 372 sq.ft. (34.6 sq.m.) approx.  
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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