



21 York Road, Billericay, CM12 0XG

Offers In Excess Of £200,000

- GROUND FLOOR MAISONETTE
- IDEAL FIRST TIME PURCHASE
- LEASE IN EXCESS OF 950 YEARS
- MODERN FITTED KITCHEN
- CLOSE PROXIMITY TO MAINLINE STATION
- NO ONWARD CHAIN
- OFF ROAD ALLOCATED PARKING
- PRIVATE GARDEN
- NEARBY SHOPS
- RENTAL RETURN OF £1,000 PCM

One bedroom ground floor maisonette located in the popular Queens Park development, being offered with NO ONWARD CHAIN and allocated parking. This popular location is within walking distance of convenience shops, Lake Meadows park and approximately a mile from Billericay Railway Station. This well presented property is ideal for first time buyers and downsizers with a modern fitted kitchen which leads out to a private rear garden, a fitted bathroom, spacious bedroom with a built in wardrobe, great size living room and ample storage space. This ground floor maisonette has a long lease of 954 years remaining with no service charge or ground rent, making this property a great investment opportunity or first time purchase.



Council Tax Band: B



Living Room
10'8 x 10'3

Bathroom
6'3 x 5'9

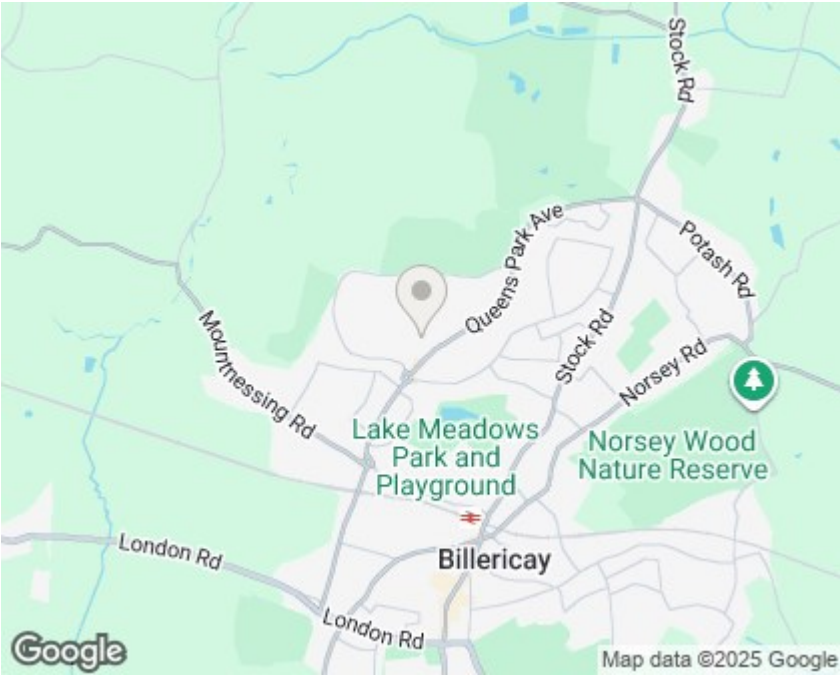
Kitchen
10'4 x 5'6

Bedroom
9'9 x 8'9

Private Garden

Allocated parking





Viewings

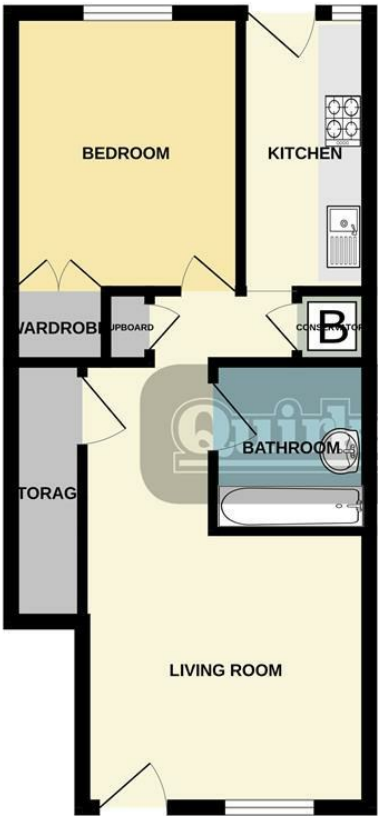
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(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

GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 374 sq.ft. (34.8 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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