



41 Portman Drive, Billericay, CM12 0PE

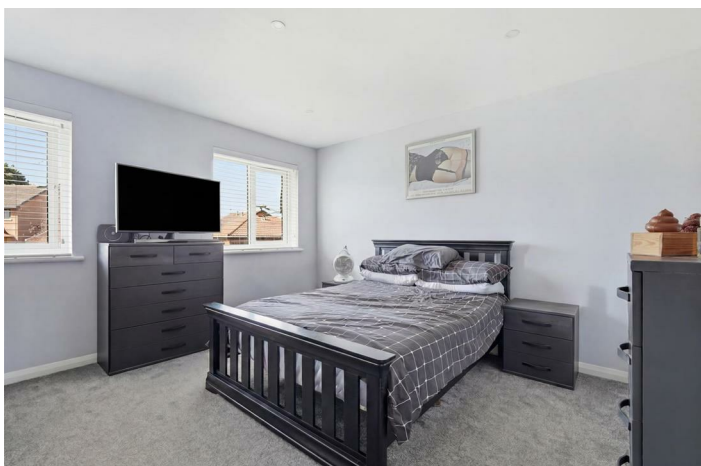
Offers In Excess Of £199,995

- MODERN FIRST FLOOR MAISONETTE
- CUL-DE-SAC LOCATION
- CLOSE PROXIMITY OF STOCK BROOK MANOR
- REFITTED SHOWER ROOM
- LONG LEASE WITH 953 YEARS REMAINING
- ALLOCATED PARKING SPACE
- WALKING DISTANCE OF ALDI SUPERMARKET
- OPEN PLAN KITCHEN / LIVING SPACE
- UPVC DOUBLE GLAZING
- IDEAL FIRST TIME PURCHASE

Recently updated one bedroom, first floor maisonette, perfectly suited for first time buyers and investors, with no work required ! This property also has the benefit of a lease in excess of 950 years, an allocated parking space, UPVC double glazed windows, loft storage space, modern open plan kitchen / living space, spacious double bedroom with South facing aspect and a refitted shower room. Located in a quiet cul-de-sac, within walking distance of Stock Brook Manor, the Queens Park Nature Reserve and Lake Meadows Park, Aldi Supermarket and shops at The Pantiles are within close proximity and this property is within commuting distance of Billericay Mainline Railway Station, serving London Liverpool Street in just 35 minutes.



Council Tax Band: B



LEASE INFORMATION

Approximately 953 years remaining on the lease,
no service charge payments, maintenance split
between 4 residents of the block

ALLOCATED PARKING

MODERN OPEN PLAN KITCHEN / LIVING ROOM

19'10 x 14'9

UPVC DOUBLE GLAZED WINDOWS

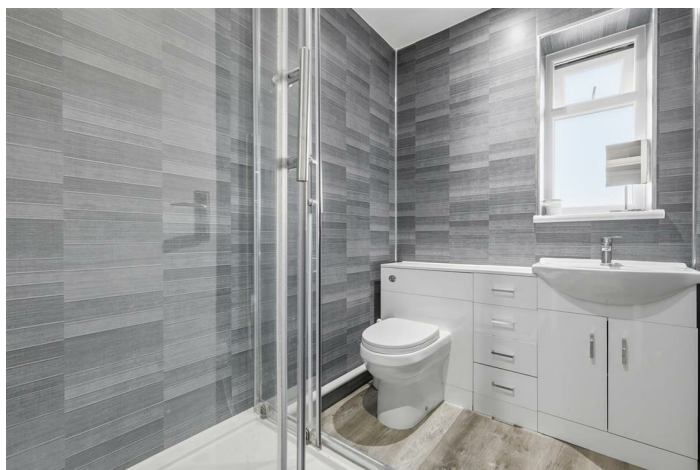
REFITTED SHOWER ROOM

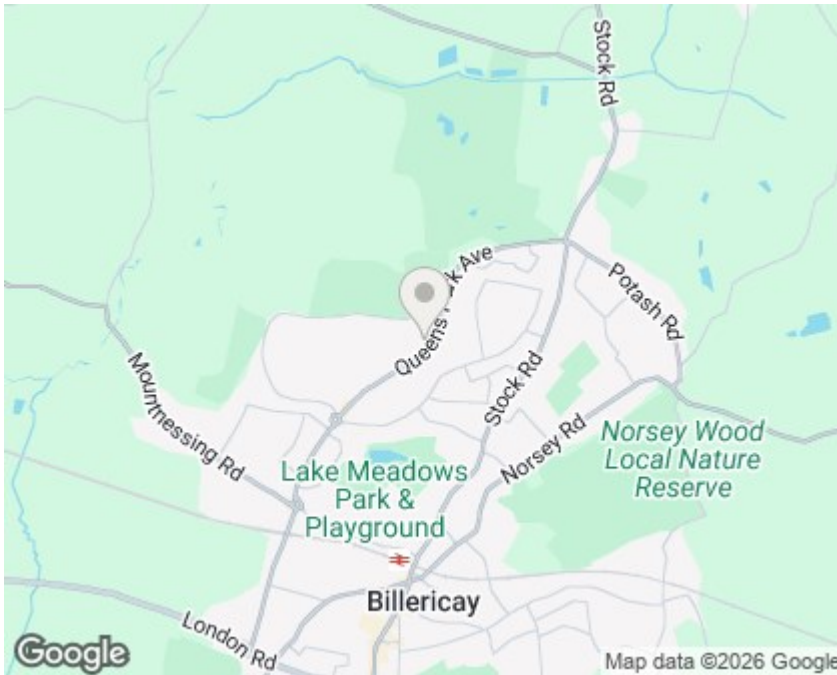
6'7 x 6'5

SPACIOUS DOUBLE BEDROOM

13'8 x 12'6

FIRST FLOOR MAISONETTE





Viewings

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

EPC Rating:

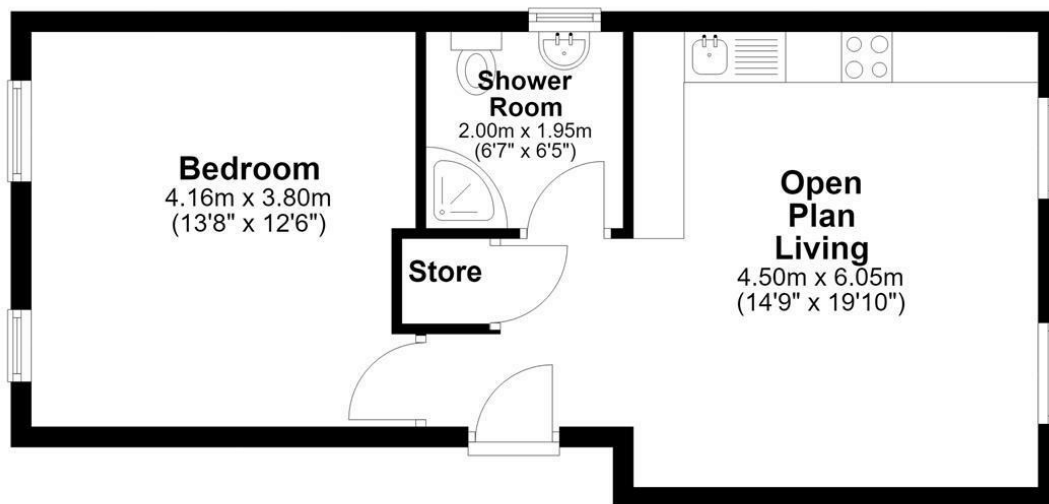
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Total area: approx. 42.3 sq. metres (455.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Portman Drive