



**4 Montague Way, Billericay, CM12 0UB**

**Offers In Excess Of £215,000**

- FIRST FLOOR MAISONETTE
- EXCELLENT SIZE BEDROOM
- ALLOCATED PARKING SPACE
- LOW SERVICE CHARGE & GROUND RENT
- IDEAL FIRST TIME PURCHASE
- MODERN KITCHEN & BATHROOM
- LOFT STORAGE AND OUTSIDE CUPBOARD
- IMMACULATEDLY PRESENTED
- NEARBY ALDI SUPERMARKET
- CLOSE PROXIMITY TO LAKE MEADOWS & STATION

This immaculately presented one bedroom, first floor maisonette is ideally suited for first time buyers and investors, located just a short walk to the recently opened Aldi Supermarket at The Pantiles, Lake Meadows Park and Billericay Station are also in close proximity. Internally there is a modern kitchen, with integrated oven and hob, sink/drainer and built in storage cupboard. The fully tiled bathroom has a modern white suite with P-shaped bath, with fitted shower screen, vanity unit wash hand basin, low level W.C and chrome heated towel rail, 14ft bedroom with wardrobes to remain, the hallway has loft access with fitted shoe storage unit. There is an external storage cupboard, bin storage area and allocated parking space. There is the added advantage of a combination gas boiler located in the loft area, this was installed in October 2021 and has remaining warranty. This property also has the benefit of a residents association with low service charge and ground rent costs of just £120 per annum combined.



Council Tax Band: B



**ENTRANCE HALLWAY**  
16'3 x 3'3

**BEDROOM**  
14'6 x 8'4

**LIVING ROOM**  
14'6 x 10'3

**MODERN KITCHEN**  
9'5 x 6'2

**FULLY TILED BATHROOM**  
6'2 x 5'9

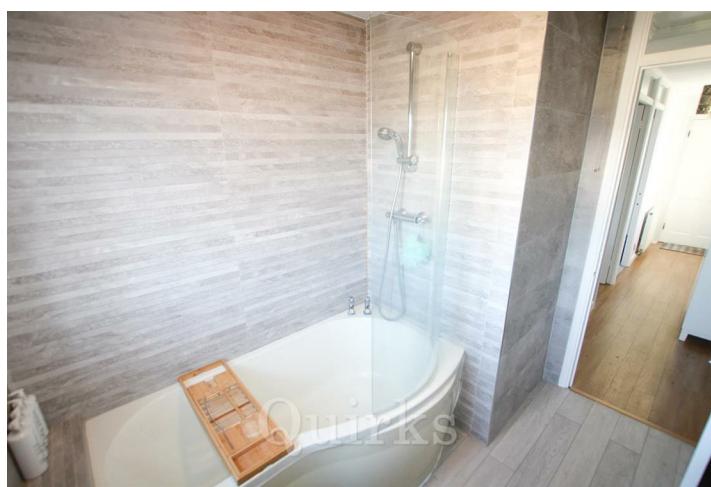
**ALLOCATED PARKING SPACE**

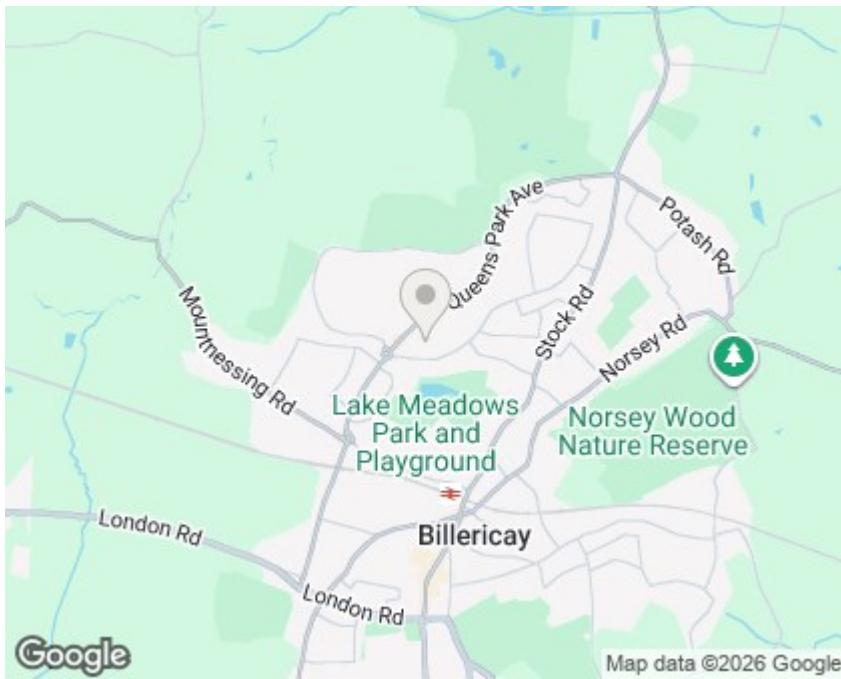
**LOFT STORAGE AND OUTSIDE CUPBOARD**

#### **LEASE INFORMATION**

This property has 88 years remaining on the lease,

with a current service charge of £80 per annum  
and ground rent charge of £40 per annum.



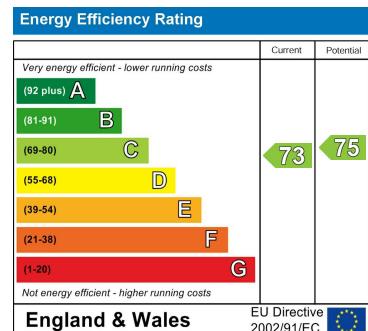


## Viewings

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

## EPC Rating:

C



TOTAL APPROX. FLOOR AREA 441 SQ.FT. (41.0 SQ.M.)

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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