

**21 Belgrave Road, Billericay, Essex, CM12 0TX**

**Offers In Excess Of £190,000**

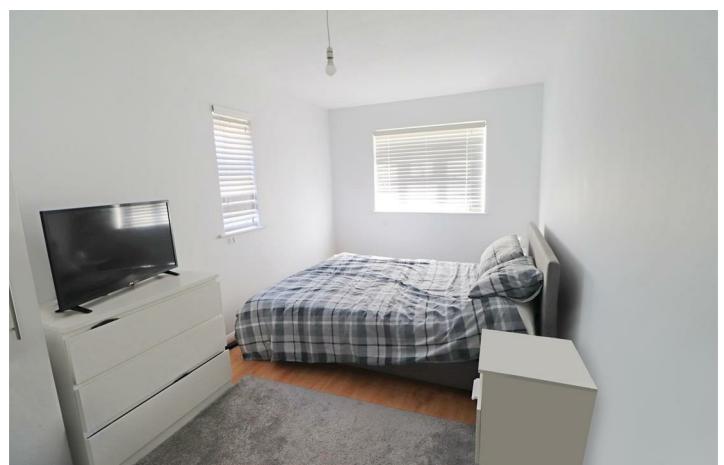
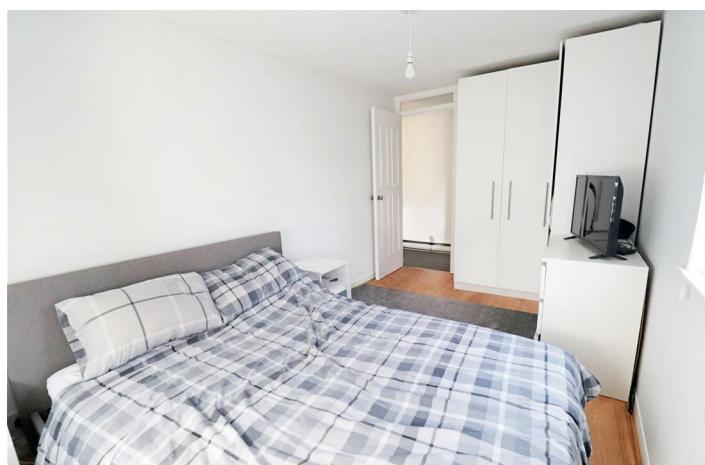
- ONE BEDROOM
- MODERN KITCHEN
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO THE PARK
- NO ONWARD CHAIN
- FIRST FLOOR
- WELL KEPT
- EXTENDED LEASE
- CLOSE TO LOCAL AMENITIES
- ONE PARKING SPACE

Located in the ever-popular Queens Park Development and offered with no onward chain, this well-presented one-bedroom first floor flat is an excellent opportunity for first-time buyers or investors alike. The bright and spacious living room provides ample space for furniture, including a four-seater dining table, and flows seamlessly into the modern kitchen, which has been tastefully fitted and is in excellent condition, offering generous worktop space and room for appliances. The double bedroom is well-proportioned and benefits from built-in storage with plenty of room for additional furnishings. The bathroom is well maintained and fitted with a modern three-piece suite.

Further practicality is provided by additional hallway storage, including a large cupboard. The property also benefits from an allocated parking space, a very long lease of 154 years, £40 ground rent per annum, and £850 service charge. Ideally situated close to shops at The Pantiles - including the recently opened, Aldi supermarket - and just a short distance from Lake Meadows Park and the mainline railway station, this home combines convenience with comfortable living.



Council Tax Band: B



**Entrance Hall**

13'7 x 3'2

**Lounge**

14' x 10'3

**Kitchen**

9'4 x 6'3

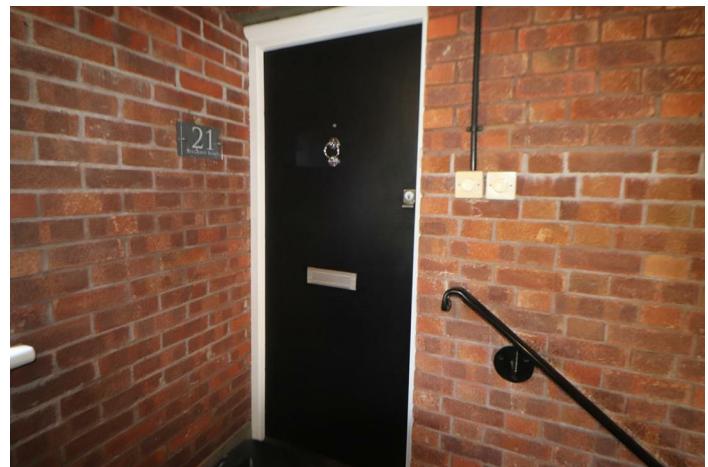
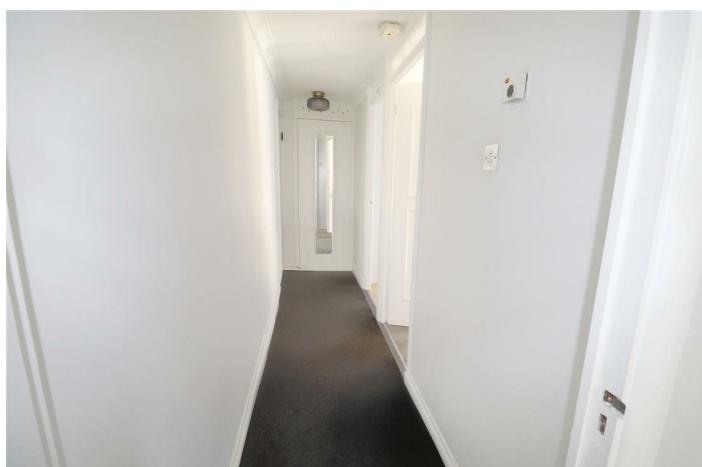
**Bedroom**

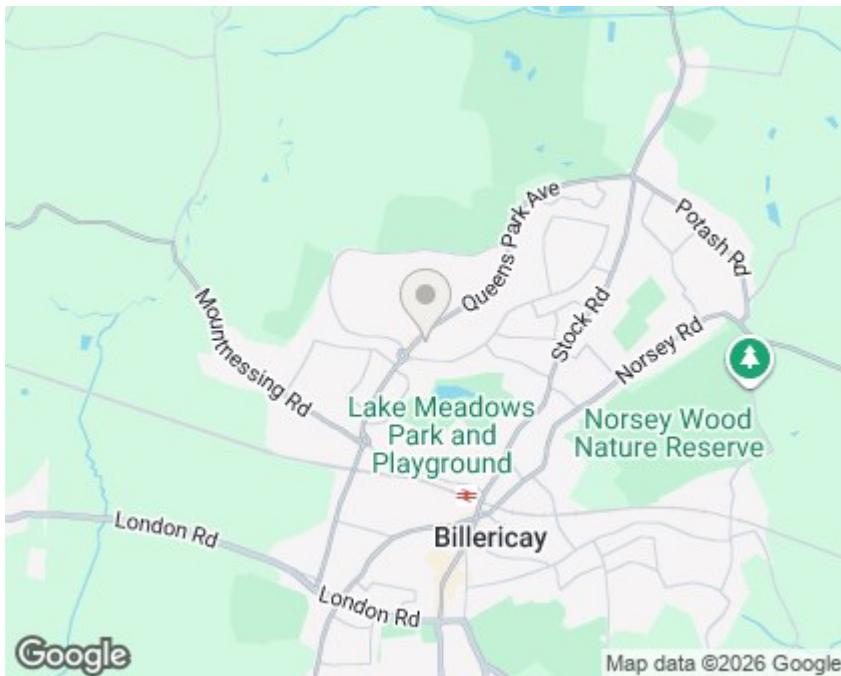
14'5 x 8'2

**Bathroom**

8'9 x 6'3

**One Parking Space**





## Viewings

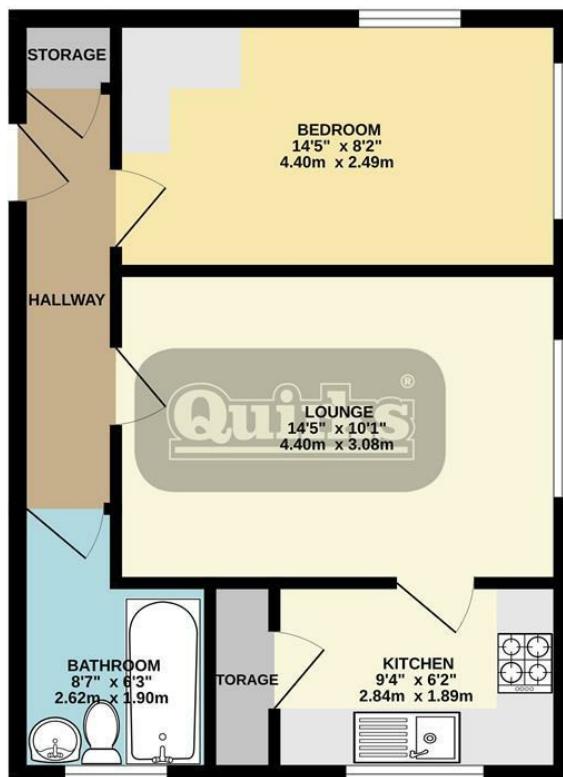
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	80
EU Directive 2002/91/EC			

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 431 sq.ft. (40.0 sq.m.) approx.  
This floor plan is for illustrative purposes only and is not to scale. The dimensions are approximate. The property includes a garage and outbuildings. 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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