



## Flat 3, Regency House Radford Way, Billericay, CM12 0DZ

Asking Price £270,000

- NO ONWARD CHAIN
- CLOSE TO STATION AND HIGH STREET
- £170 SERVICE CHARGE PCM
- OPEN PLAN KITCHEN / DINER
- MODERN BATHROOM
- TWO BEDROOMS
- 110 YEARS LEFT ON LEASE
- £150 GROUND RENT P/A
- RESIDENTS PARKING

Situated within easy reach of Billericay High Street and mainline railway station, this well-presented two-bedroom apartment offers bright, contemporary accommodation, making it an excellent choice for first-time buyers, commuters or investors alike. The heart of the home is the impressive open-plan living space, combining the lounge and kitchen into one light-filled room designed for modern living. The kitchen is fitted with a comprehensive range of base and eye-level units, providing ample storage and generous worktop space, whilst the open layout creates an ideal environment for both everyday life and entertaining. There are two well-proportioned bedrooms, with the second offering flexibility as a guest bedroom, home office or dressing room depending on individual requirements. The accommodation is completed by a stylish bathroom fitted with a modern white suite. Externally, the property benefits from residents' parking and enjoys a convenient position within this popular development. Billericay High Street offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, whilst the nearby mainline station provides direct services into London Liverpool Street. Excellent road links via the A12, A127 and M25 are also within easy reach, making this an ideal location for those commuting across Essex and into London.



Council Tax Band: D





Entrance Hall

Lounge / Kitchen / Diner  
22'8 x 18'1

Bedroom One  
13'2 x 9'4

Bedroom Two  
9'6 x 7'5

Bathroom  
7'10 x 6'4

One Parking Space

AGENTS NOTE

Agent's Note

Lease: 125 years from 1st January 2014  
(approximately 110 years remaining)

Service Charge: Approximately £170 per calendar month.

Ground Rent: £150 per annum until 31st December 2038, increasing to £300 per annum from 1st January 2039.

The property also benefits from a Right to Manage Company.





## Viewings

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

## EPC Rating:

| 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                             |         | EU Directive 2002/91/EC  |