

# ParaBar Estates



## Sun Street, Billericay,

Asking Price £300,000

- WARDEN CONTROLLED
- REDECORATED THROUGHOUT
- COMMUNAL GARDEN
- RESIDENTS LOUNGE & LAUNDERETTE
- CHAIN FREE
- NEW KITCHEN
- RESIDENTS PARKING
- TWO BEDROOMS
- NEW CARPETS
- LIFT SERVICE

106 High Street, Billericay, Essex, CM12 9BY  
01277 65 65 63

[info@parabar.co.uk](mailto:info@parabar.co.uk)  
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# Sun Street, Billericay CM12 9LB

\* CHAIN FREE \* NEW KITCHEN \* NEW CARPETS \* REDECORATED \* HIGH STREET LOCATION \* SECOND FLOOR APARTMENT \* ASSISTED LIVING COMPLEX \* LIFT TO ALL FLOORS \* \* SEPARATE DINING AREA \* SOUTH FACING ASPECT \* WARDEN CONTROLLED \* COMMUNAL LOUNGE \* COMMUNAL LAUNDRETTE \* RESIDENT PARKING \* Located a stones throw from the High Street is this well maintained two bedroom flat with new kitchen , new carpets & freshly decorated .This property also has NO ONWARD CHAIN. Council tax band C



Council Tax Band: C



## **ENTRANCE**

## **LOUNGE AREA**

13'4" x 11'9"

## **DINING AREA**

8'2" x 10'4"

## **KITCHEN**

8'6" x 6'6"

## **MASTER BEDROOM**

12'10" x 9'8"

Built in wardrobe

## **BEDROOM**

9'7" x 7'10"

Bespoke fitted wardrobe

## **SHOWER ROOM**

## **EXTERIOR**

Communal garden area, Residents lounge with kitchenette, launderette.

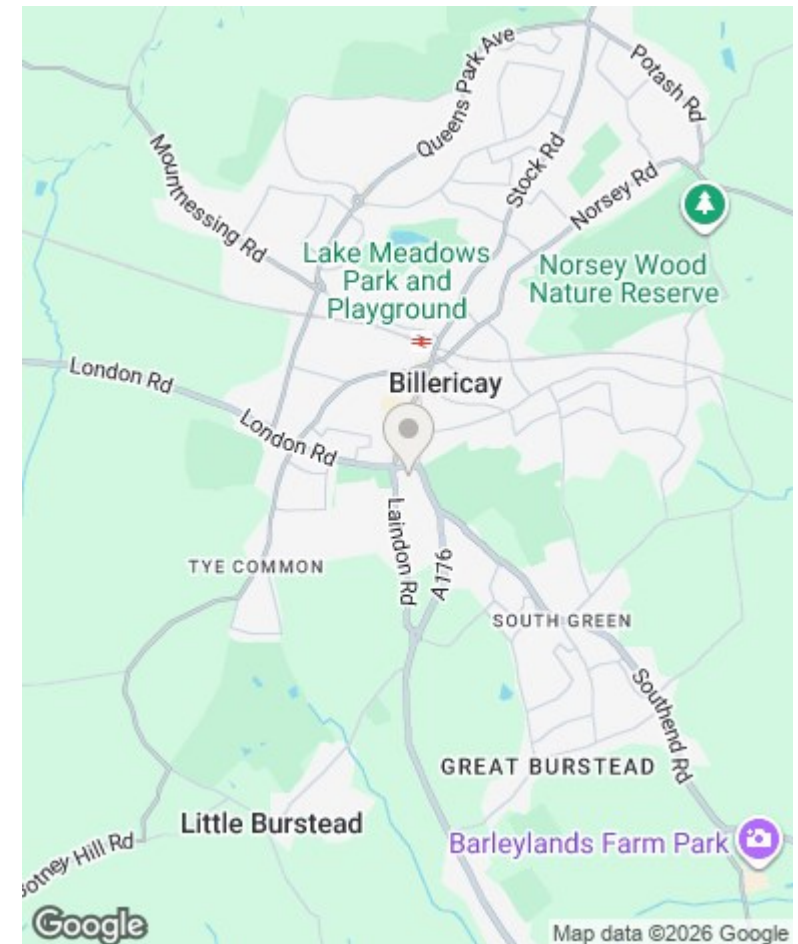
## ParaBar Estates

### Mid Floor Flat



Total Area: 58.1 m<sup>2</sup> ... 625 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



## Directions

## Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

## Council Tax Band

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      | 72        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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