



Henton Kirkman
- Residential -

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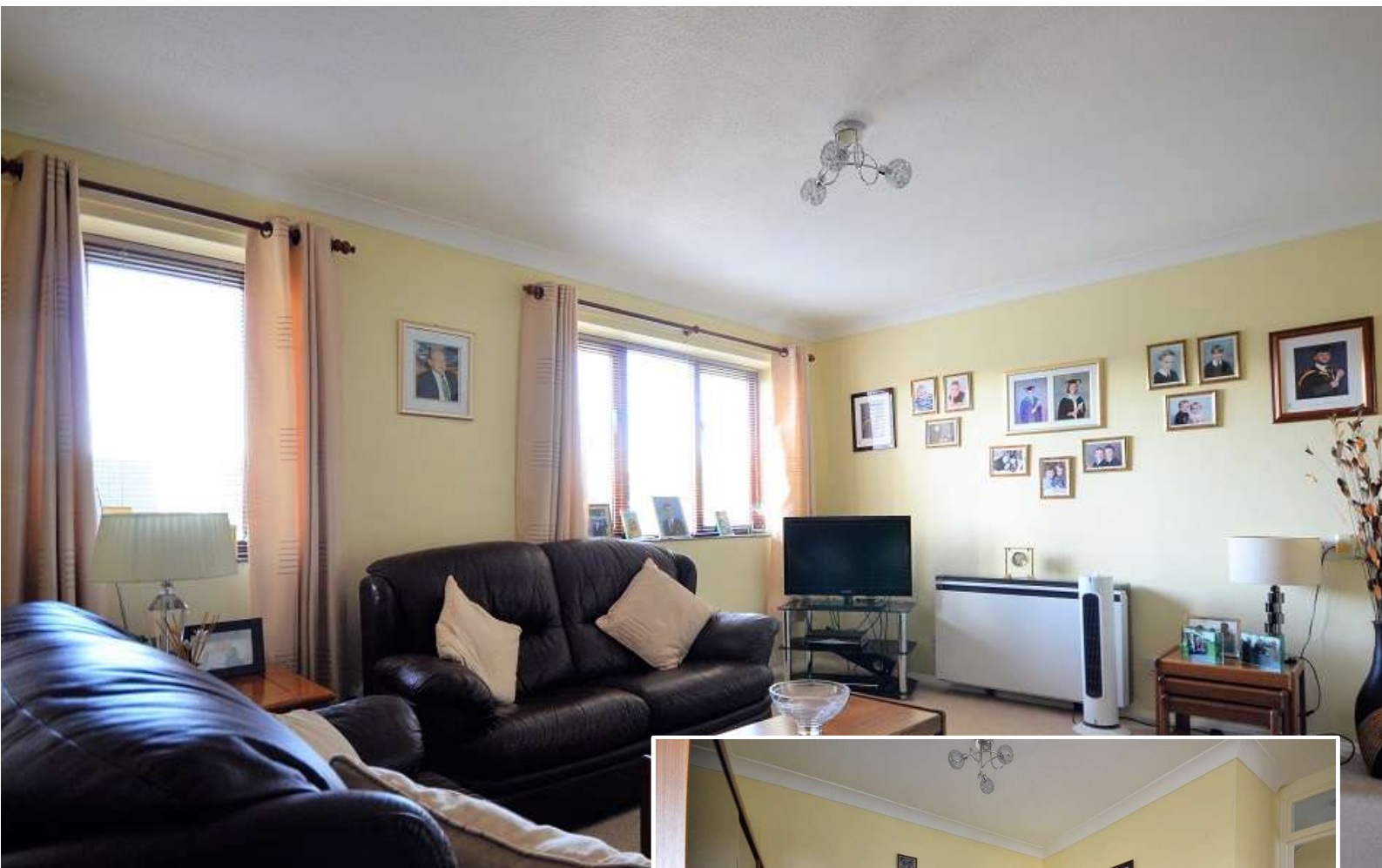


Albion Court, Billericay

Price £250,000

Positioned just off Billericay High Street in a prime town centre setting with private grounds, Albion Court, which consists of 1/2-bedroom flats over 4 levels, remains a popular choice for those aged 55 years over who are looking for retirement living. It goes without saying the appeal and convenience of being just a short stroll from the High Street and within a matter of minutes of Waitrose, will ensure its popularity will continue for many years to come. Boasting 4 windows facing in a westerly direction, this well-proportioned one bedroom first floor apartment enjoys the natural warmth and light afforded by this preferred aspect.

Over recent years both the kitchen and bathroom have been refitted, the bathroom with a white suite now provides a much more practical walk in double shower while the kitchen, which is accessed directly from the 'L' shaped lounge/diner, has an appealing range of cream coloured soft close units with complimentary tops and under pelmet lighting to give that luxury feel. As with many other retirement developments there are communal facilities to assist with day to day living, at Albion Court you have a Residents Lounge which is used for regular social events but is also available for entertaining friends and family, a Laundry Room where you have a time allocation for use and a Guest Suite available by prior booking,

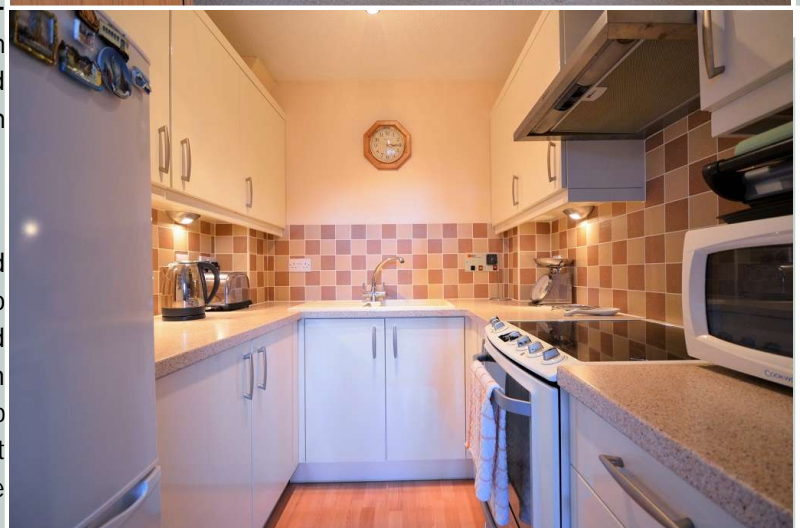
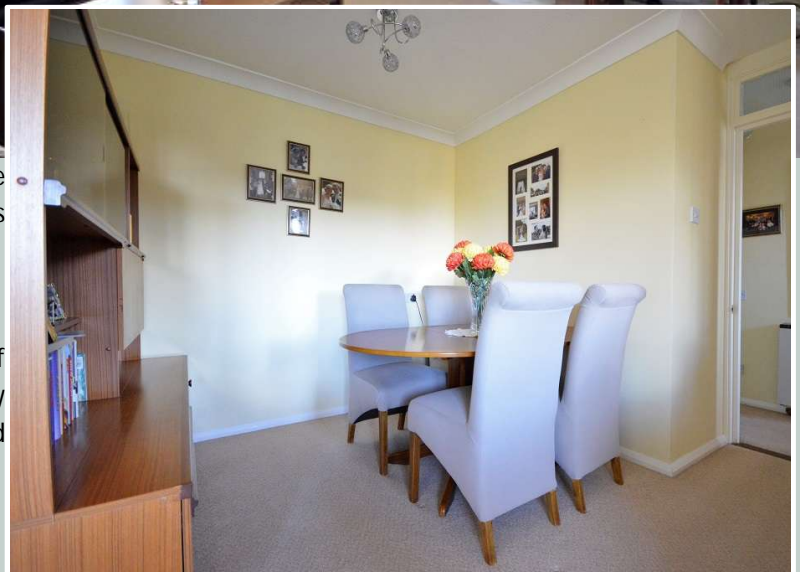


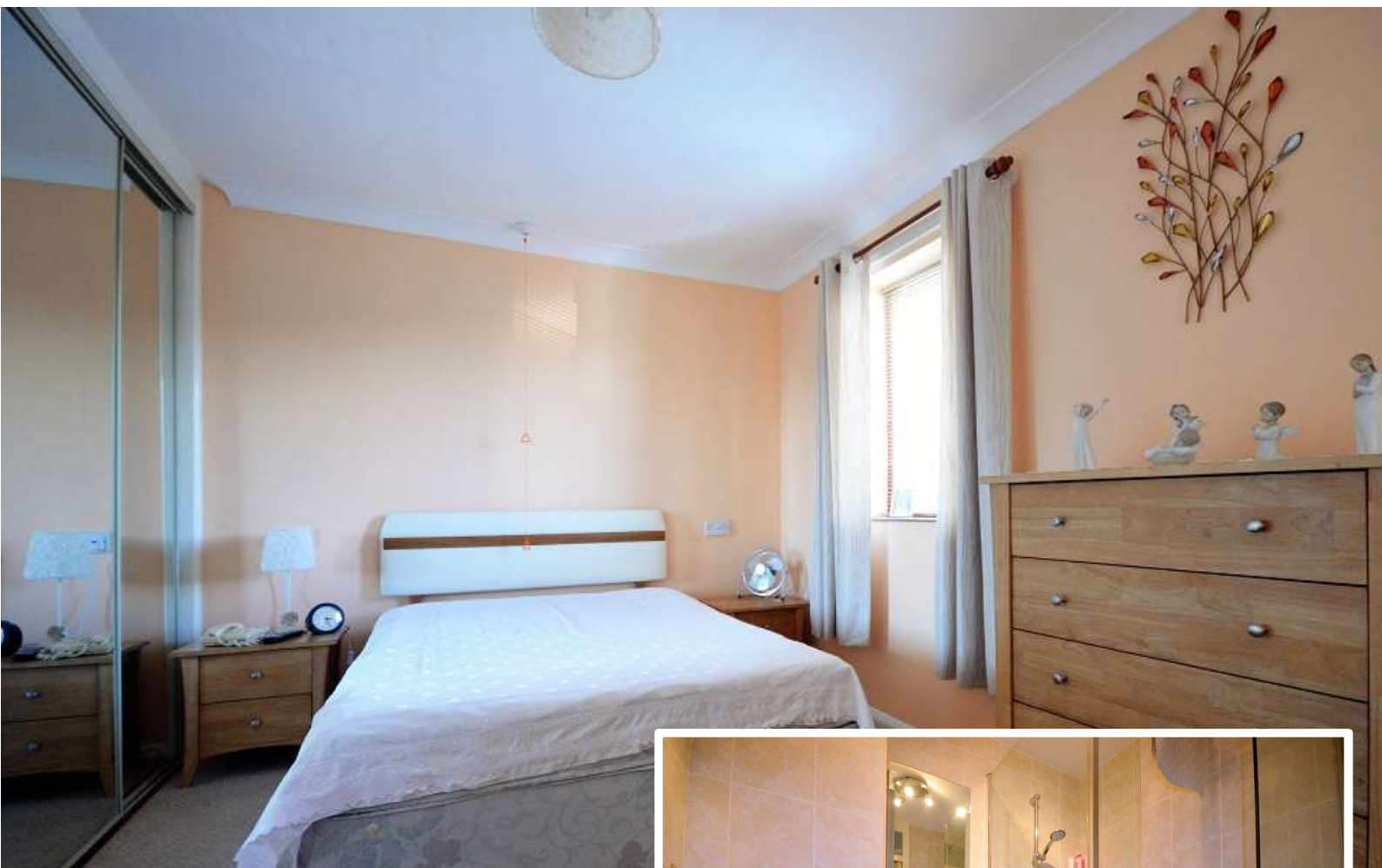
ENTRANCE HALL - Within this hallway there are 2 storage cupboards, one of which houses the hot water tank, an access point to the loft and panel doors to...

BEDROOM 3.97m x 2.76m (13ft x 9ft) - Being on the west side of this development the bedroom with 2 side windows has a naturally light and bright feel and there is also a recessed mirrored wardrobe.

LOUNGE/DINER 4.15m x 5.57m > 3.39m (13ft 7 x 18ft 3 > 11ft 1) - Being "L" shaped in design this lounge diner, just like the bedroom has 2 side windows which face in a westerly direction and therefore affords a good degree of natural light and warmth throughout much of the day.

KITCHEN 2.12m x 2.01m (7ft x 6ft 7) - Having been refitted approximately 6 years ago this kitchen has a classic modern feel to it thanks to the light cream coloured soft close units and complimentary granite effect worktops which have well-chosen tiled splashbacks and under lighting. There is an integrated Blanco sink unit with a mixer tap, a twin corner pulls and swing out "MONTE CARLO" pantry unit and an electric cooker and fridge freezer that can remain.





Dining Area 2.54m x 2.18m (8ft 4 x 7ft 1)

COMMUNAL AREAS - In addition to the reception hall Albion Court provides a residents LAUNDRY ROOM where you can be allocated a personal time of use. In addition, there is a communal lounge with an adjoining kitchen area that is also positioned on the favoured west side and with a part glazed roof is a wonderfully bright space.

OUTSIDE - There are communal grounds surrounding the property, these provide both seating areas and designated parking for residents and their visitors.

LEASE DETAILS - The 125 Year Lease commenced on 23rd March 1989 and therefore has approx. 96 Years remaining.

SERVICE CHARGE - The budget for the coming year has given an annual charge of £2,120 this equates to a monthly charge of £176.67.

This charge covers such things as landscaping of the grounds, maintenance of the outside of the building and internal common areas, resident Manager's cost, provision of the 24-hour care-call system and buildings insurance.





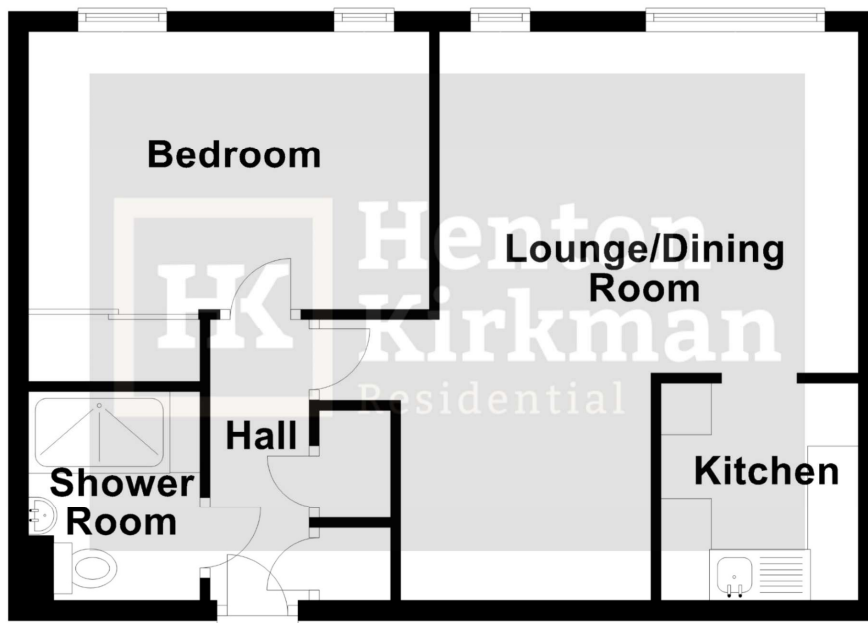
APPROX INTERNAL FLOOR AREA
46 SQ M 498 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation of
this plan, please check all dimensions, shapes &
compass bearings before making any decisions
reliant upon them.

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First Floor



Whilst every care has been taken in the preparation of these details they are for guidance purposes only and no guarantee can be given to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies can inadvertently occur. The agents have not tested the appliances or central heating and interested applicants are advised to make their own investigations.



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