



Henton Kirkman
- Residential -

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Trafalgar Way, Billericay

Price £212,500

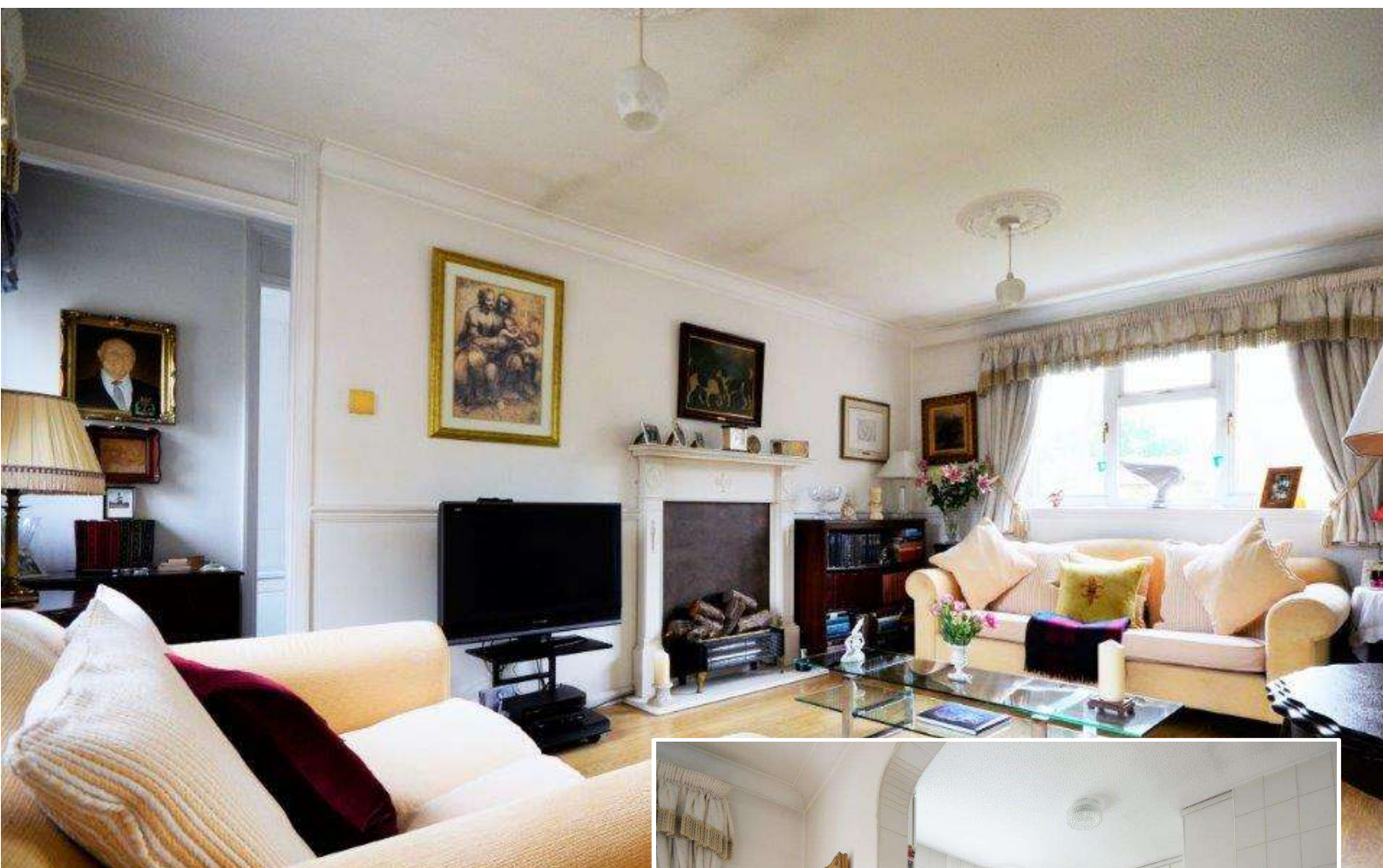
Being larger than the average apartment these 'Coachhouse' maisonettes are a popular choice of home amongst both first time and investment buyers, in addition there no service charges just a yearly ground rent charge of £300 which is paid up until April 2020.

This particular apartment also has an extended lease and a newly fitted Combi boiler serving the gas radiator central heating and hot water system. Being a maisonette not only do you have your own entrance door but with this one you also have both an entrance porch and ground floor hallway area that not only gives excellent security but access to the stairway and landing area.

The dual aspect lounge is another popular feature of these apartments and this one with wood style laminate flooring is Open Plan to the kitchen and has a pleasant rear aspect overlooking neighbouring gardens.

As you will see from the photos the property is approached via a path and the outside covered area has been enclosed by iron gates to ensure this and the neighbouring properties have that secure feeling.

Integrity, honesty and trust



ENTRANCE PORCH - This entrance porch addition with a large built-in storage cupboard housing meters, provides a useful area for outdoor essentials that you want to keep safe while giving an extra level security to the apartment.

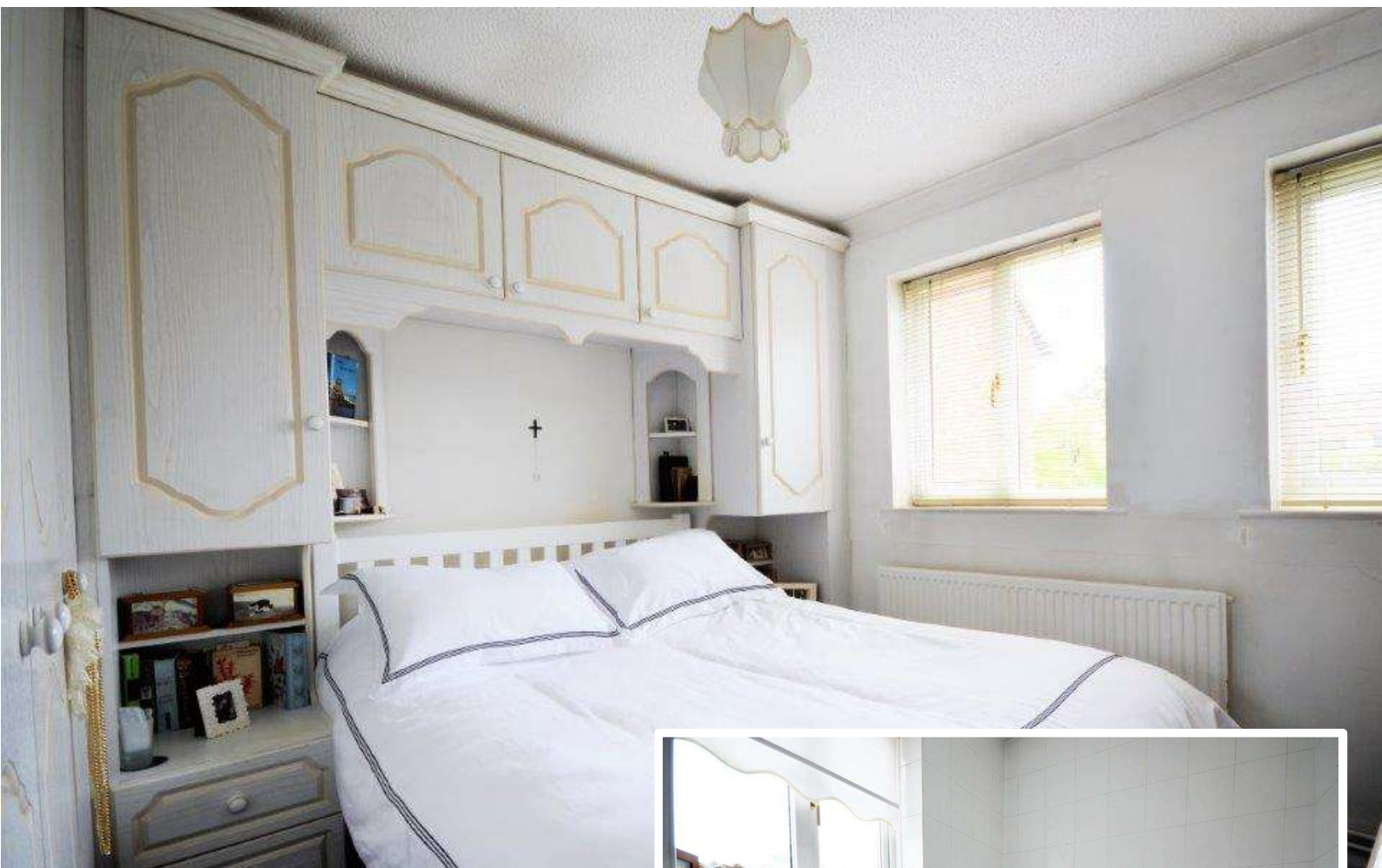
ENTRANCE HALLWAY - This carpeted entrance gives an ideal space for welcoming guests, there is a wide staircase with feature brass stair rods leading up to the first floor landing.

LANDING - Two front facing windows bring natural light into this landing area where there is a large built-in double storage cupboard and a door giving access to the lounge.

LOUNGE 4.85 m x 3.18 m (16' x 10'5) - The lounge in these 'coachhouse apartments' is a popular feature, this one with two windows facing the front and a large window to the rear has wood style laminate flooring and the mock fire surround gives a focal point. There is access to an additional inner hall and there is an arch to give an open plan access to the kitchen.

KITCHEN 3.23 m > to 2.05 m x 2.55 m (10'7 > 6'9 x 8'4) - Fitted with white fronted units, this rear facing kitchen with a white tiled floor has rolled edge work surfaces, an inset sink unit and spaces for a washing machine, dishwasher, fridge freezer. There is also a fitted built-in electric oven, which is due to be replaced and an electric hob. A wall mounted ideal Combi boiler services the central heating and hot water. We are told this boiler is just two years old and therefore has three years left on its warranty. Documentation to be obtained.





INNER HALL - Another front facing window brings natural light into this small but usual hallway which has an access point to the loft, ensures there is privacy for the bath and bedroom area.

BEDROOM 3.08 m x 2.98 m (10'1 x 9'9) - This rear facing bedroom with two windows looking out over adjoining gardens, has range of fitted bedroom furniture including wardrobes, dressing table area, drawer units and bedside cabinets.

BATHROOM - Fitted with a three-piece white suite, this tiled bathroom with a front facing window, has a wash basin with mixer taps, a low-level WC and a panel enclosed bath with mixer taps and shower attachment.



OUTSIDE – FRONT - Immediately outside the front door is an enclosed area which just serves this and the neighbouring properties.

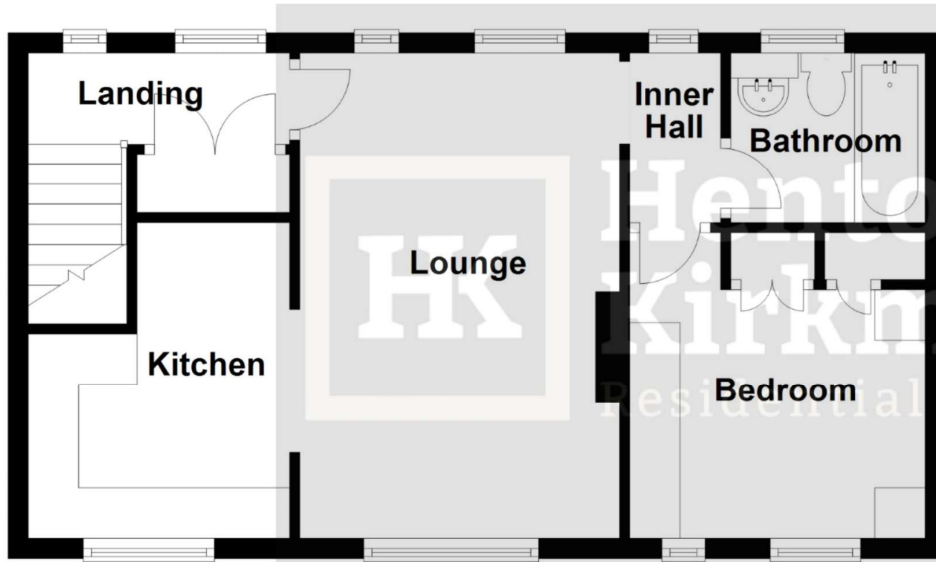
PARKING - There is allocated parking together with visitor spaces in adjoining carpark details of the specific spaces will be identified within the deeds.

LEASE DETAILS - This apartment had the lease extended to 99 years in 2015 therefore there are now approximately 95 years remaining. We were told the ground rent is £300 per annum and this has been paid up until April 2020. We are advised there are no further maintenance or service charges to pay.

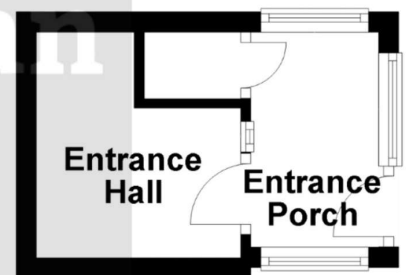




First Floor



Ground Floor



APPROX INTERNAL FLOOR AREA
50 SQ M 541 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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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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