

Billericay £399,995



COMMUNAL ENTRANCE

Staircase to first floor. Velux window. Door to:

ENTRANCE HALL

Feature arched double glazed Georgian window to front. Radiator. Inset lighting to ceiling. Fitted carpet. Stairs to second floor. Eaves storage.

LANDING

Radiator. Inset lighting to ceiling. Laminated wood flooring. Power points. Built in cupboard.

KITCHEN/LIVING SPACE 19' 3" x 13' 3" (5.86m x 4.04m)

Double glazed Georgian windows to rear and side. Radiator. Inset lighting to ceiling. Laminated wood flooring. Power points. Range of white high gloss base and eye level units with granite work surfaces. Inset one and one half sink unit with mixer tap. Built in oven and hob with canopy over. Integrated dishwasher, washer dryer, fridge and freezer. Double glazed French doors to Juliet balcony with views over the local area.

BEDROOM ONE 13' 9" > 10'9 x 12' 0" (4.19m > 3.27m x 3.65m)

Double glazed Georgian windows to side and rear. Radiator. Fitted carpet. Power points.

EN SUITE

White suite comprising of shower cubicle with mixer shower over. Vanity wash hand basin with cupboard under. Low flush WC. Tiling to walls. Shaver point. Extractor fan. Inset lighting to ceiling. Heated towel rail. Tiled flooring.



5 Garland Court, Sun Street, Billericay, Essex, CM12 9FQ

BEDROOM TWO 15' 7" x 9' 5" (4.75m x 2.87m)

Double glazed sliding sash window to front. Radiator. Fitted carpet. Power points.

BATHROOM

Obscure double glazed sliding sash window. Heated towel rail. Tiled flooring. White suite comprising of vanity wash hand basin. Concealed cistern WC. 'P' shaped bath with mixer shower over. Tiling to walls.

GATED COMMUNAL GROUNDS

ALLOCATED PARKING

Approached via double electric gates. Parking for one vehicle.

PROPERTY DETAILS

Lease: 125 years Service Charge: £1,500 per annum. Ground rent: £250 per annum.



AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.
3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.
4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin.
5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Energy Performance Certificate



Flat 5 Garland Court, Sun Street, BILLERICAY, CM12 9FQ

Dwelling type: Mid-floor flat **Reference number:** 8993-7839-5739-6496-7902
Date of assessment: 06 November 2017 **Type of assessment:** SAP, new dwelling
Date of certificate: 06 November 2017 **Total floor area:** 42 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

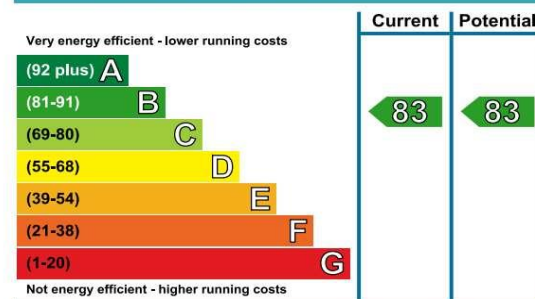
Estimated energy costs of dwelling for 3 years: £ 852

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 102 over 3 years	£ 102 over 3 years	Not applicable
Heating	£ 528 over 3 years	£ 528 over 3 years	
Hot Water	£ 222 over 3 years	£ 222 over 3 years	
Totals	£ 852	£ 852	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.