

ASHTON  WHITE
Leading the way home



16 Walman House St. Ediths Court, Billericay CM12 9HZ

£280,000

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Ediths Court
Billericay CM12 9HZ
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****TOWN CENTRE LOCATION!
** FAR REACHING VIEWS!!**** A well-presented two-bedroom apartment situated on the second floor, offering far-reaching views and an enviable High Street location.

This spacious property features two generous double bedrooms, making it ideal for professionals or couples alike. The modern kitchen is well-appointed, providing a stylish and practical space for everyday living.

One of the standout features of this apartment is the private balcony, where you can enjoy stunning, far-reaching views—perfect for relaxing or entertaining. The property further benefits from allocated parking within a secure gated area, along with a security entry system for added peace of mind.

Conveniently located on the High Street, the apartment is just a short walk from the station, offering excellent transport links.

Offered to the market with no onward chain, this is a fantastic opportunity for a smooth and straightforward purchase.





KITCHEN

15'5" x 5'10" (4.70m x 1.78m)

LIVING ROOM

16'10" x 11'0" (5.13m x 3.35m)

BEDROOM 1

14'2" x 8'4" (4.32m x 2.54m)

BEDROOM 2

12'0" x 8'3" (3.66m x 2.51m)

BATHROOM

12'0" x 8'3" (3.66m x 2.51m)



NO ONWARD CHAIN

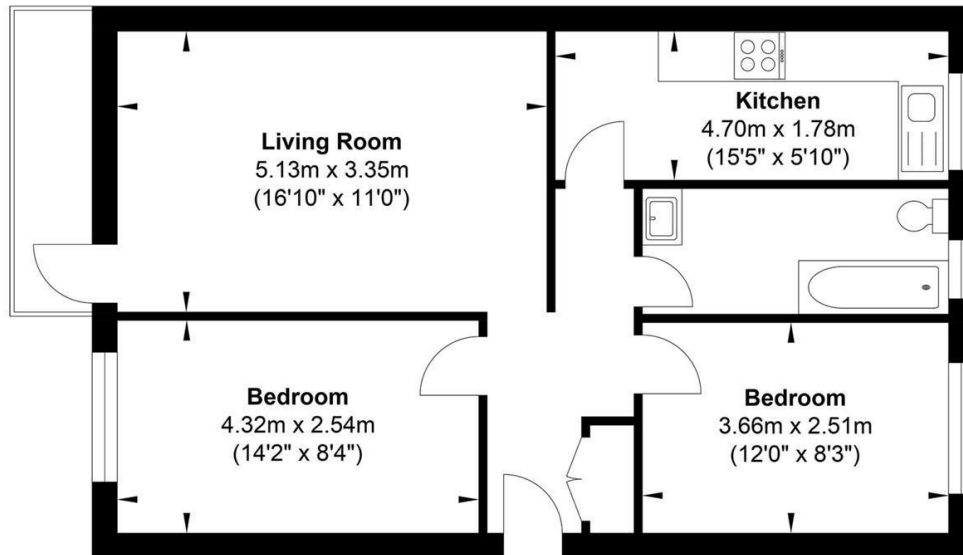
SECURITY ENTRY SYSTEM

SECURE PARKING

HIGH STREET LOCATION

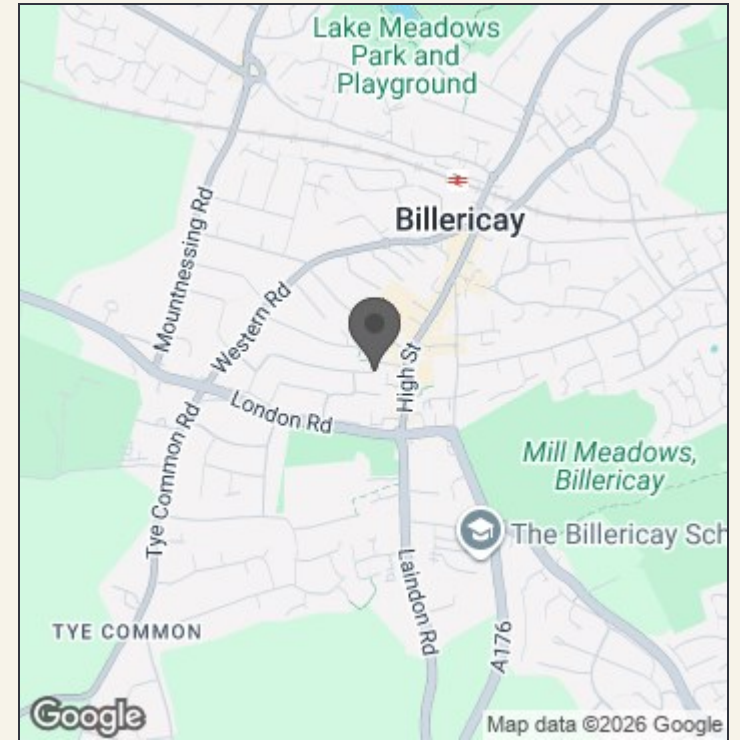
BALCONY WITH VIEWS

SHORT WALK TO STATION



Gross Internal Floor Area : 59.51 m2 ... 640.5 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(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	



140 High Street
Billericay
Essex
CM12 9DF
tel: 01277 659002
Email: admin@ashtonwhite.co.uk
https://www.ashtonwhite.co.uk

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