



**6 Sheraday Mews**  
**Billericay**  
**£395,000**

**MEACOCK & JONES**



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# MEACOCK & JONES

A stylishly appointed purpose built ground floor two bedroom luxury apartment offering open plan contemporary living accommodation. The property is situated in the very centre of Billericay High Street and is 0.2 miles of Billericay mainline railway station. The apartment is accessed through electric wrought iron gates and has a carport with allocated parking space.

- Two Double Bedrooms

- Bathroom

- Ground Floor Apartment

- En-Suite Shower Room

- Gated Allocated Parking

- Purpose Built

- Kitchen Area

- Secure Entrance

- Large Lounge/Diner

- Excellent Location



A solid wood entrance door opens into the-

### **ENTRANCE HALL**

Measuring 19'11 in length. Video entry system. Coved cornice to ceiling. Two radiators with decorative covers. Large storage cupboard. Additional cupboard housing the boiler.

### **BEDROOM ONE 16'2 to 10'6 x 9'7 (4.93m to 3.20m x 2.92m)**

A good sized double bedroom. Two UPVC double glazed windows to the front elevation. Coved cornice to ceiling. LED lights. Radiator with decorative cover.

### **EN-SUITE SHOWER ROOM 7' x 4'11 (2.13m x 1.50m)**

Porcelain tiling to full ceiling height. Shaver point. Under floor heating. Chromium heated towel rail. White suite comprising wash hand basin with vanity unit below. Walk-in shower cubicle with wall mounted shower controls. Extractor fan. LED lights. Obscure double glazed window to the front elevation

### **MAIN BATHROOM 5'6 x 9'9 max (1.68m x 2.97m max)**

A tastefully appointed bathroom. Underfloor heating. Porcelain tiles to ceiling height. Speaker system. Inset television. LED lights to ceiling. Extractor fan. Inset mirror with LED lights above. Shaver point. White suite comprising wash hand basin with vanity unit below. Close coupled WC. Tiled enclosed bath. Walk-in shower cubicle with wall mounted controls. Chromium heater towel rail.

### **BEDROOM TWO 11'5 x 7'3 (3.48m x 2.21m)**

UPVC double glazed window to the front elevation. Radiator with ornamental cover. Built in storage cupboard.

### **KITCHEN/LIVING/DINING AREA 20'4 x 22'4 max (6.20m x 6.81m max)**

This is a very spacious living space. The kitchen area has been fitted with a range of dual colour base and

eye level units with quartz worktops above. One and a half bowl inset sink. Vinyl flooring. Integrated Smeg fridge/freezer. Washing machine. Built in dishwasher. One and a half ovens. Electric hob with extractor hood above. LED lights to ceiling. Two UPVC double glazed windows to the front elevation. Radiator with ornamental cover. Leading round from the kitchen area is the generously sized living/dining area. Space for table and chairs.

### **OUTSIDE - CAR PORT WITH ALLOCATED PARKING SPACE**

### **LEASEHOLD 125 YEARS - 109 YEARS REMAINING**

### **MANAGEMENT CHARGES £1,923.24 PA**

### **GROUND RENT £125.00 PA**





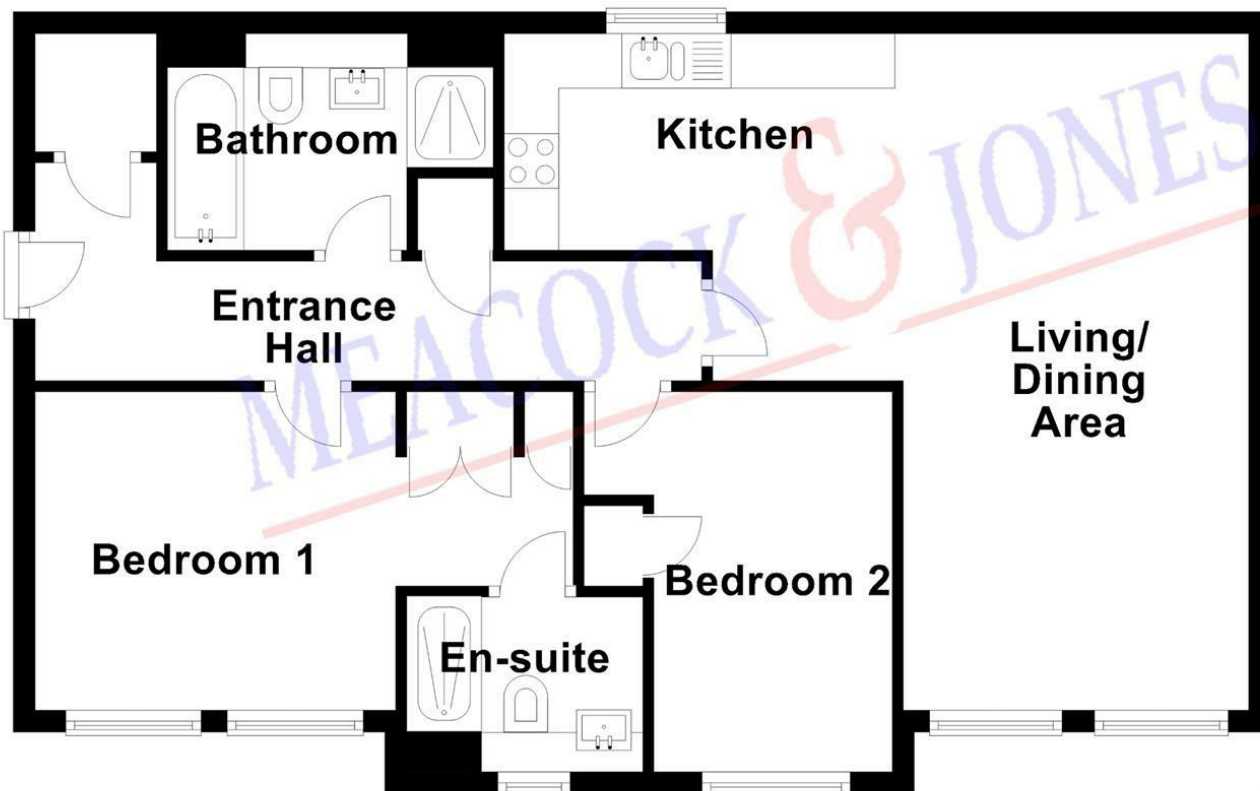


APPROX INTERNAL FLOOR AREA  
71 SQ M 767 SQ FT

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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## Ground Floor



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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