



## 52 Allington Court Outwood Common Road, Billericay - CM11 2JB

£120,000 Leasehold

GUIDE PRICE £125,000-£150,000, this may be the one for you! This good sized one bedroom second floor apartment overlooks the well maintained communal gardens. It is also located CLOSE TO LOCAL SHOPS AND BUS ROUTES  
Council Tax band: B

Tenure: Leasehold

**tyler estates**  
EPC E Rating: D

01277 626181  
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## Hall

Storage cupboard, storage heater, and loft access

## Lounge

13' 1" x 12' 8" (3.98m x 3.85m)

Carpet, emergency contact point and pull cord, electric storage heater, double glazed window overlooking the communal gardens

## Kitchen

9' 1" x 8' 0" (2.76m x 2.44m)

Wall and base units, worktops, space for electric cooker, extractor fan, space for washing machine, fridge/freezer, stainless steel sink, part tiled walls, lino to floor.

## Bedroom

13' 5" x 8' 11" (4.10m x 2.72m)

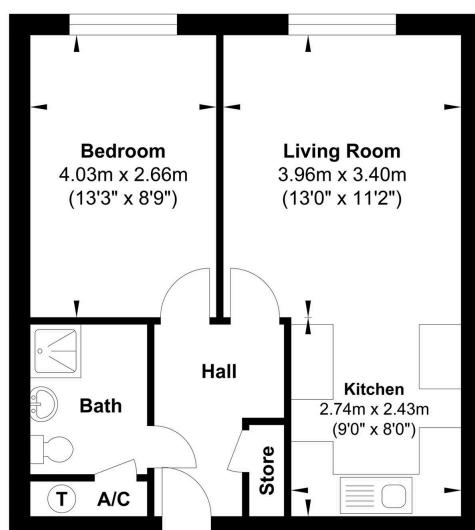
Carpet, emergency pull cord, electric heater, double glazed window overlooking the gardens.

## Bathroom

Newly fitted shower cubicle, wash hand basin, low level WC, airing cupboard, part tiled walls, wall mounted fan heater.



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Gross Internal Floor Area : 42.32 m<sup>2</sup> ... 455.52 ft<sup>2</sup>

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 approximately and no responsibility is taken for any error, omission, or inaccuracy. This plan is for illustrative purposes only and should be used as such. Any prospective purchaser(s) should satisfy themselves as to the correctness of the dimensions, areas and details. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.