



## Maple Mead, CM12

### £280,000-£300,000

A well proportioned two double bedroom ground floor maisonette including spacious reception room, separate kitchen, family bathroom and generous sized garden all conveniently positioned within the quiet residential area of South Green, just over half a mile away from Billericay High Street.





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## Important information:

- Council Tax Band - C
- Services - We understand that mains water, drainage and electricity are connected to the property.
- Tenure - Leasehold
- EPC rating - C
- Length of lease - 102 years (125 years from 3 December 2001)
- Service charge - £865.04 per annum (reviewed annually)
- Ground rent - £10 per annum (review period 31st March 2025)
- These charges are for the current year and maybe subject to change.

\*Agents Note - The seller of this property is a person connected to the Nested Agent\*



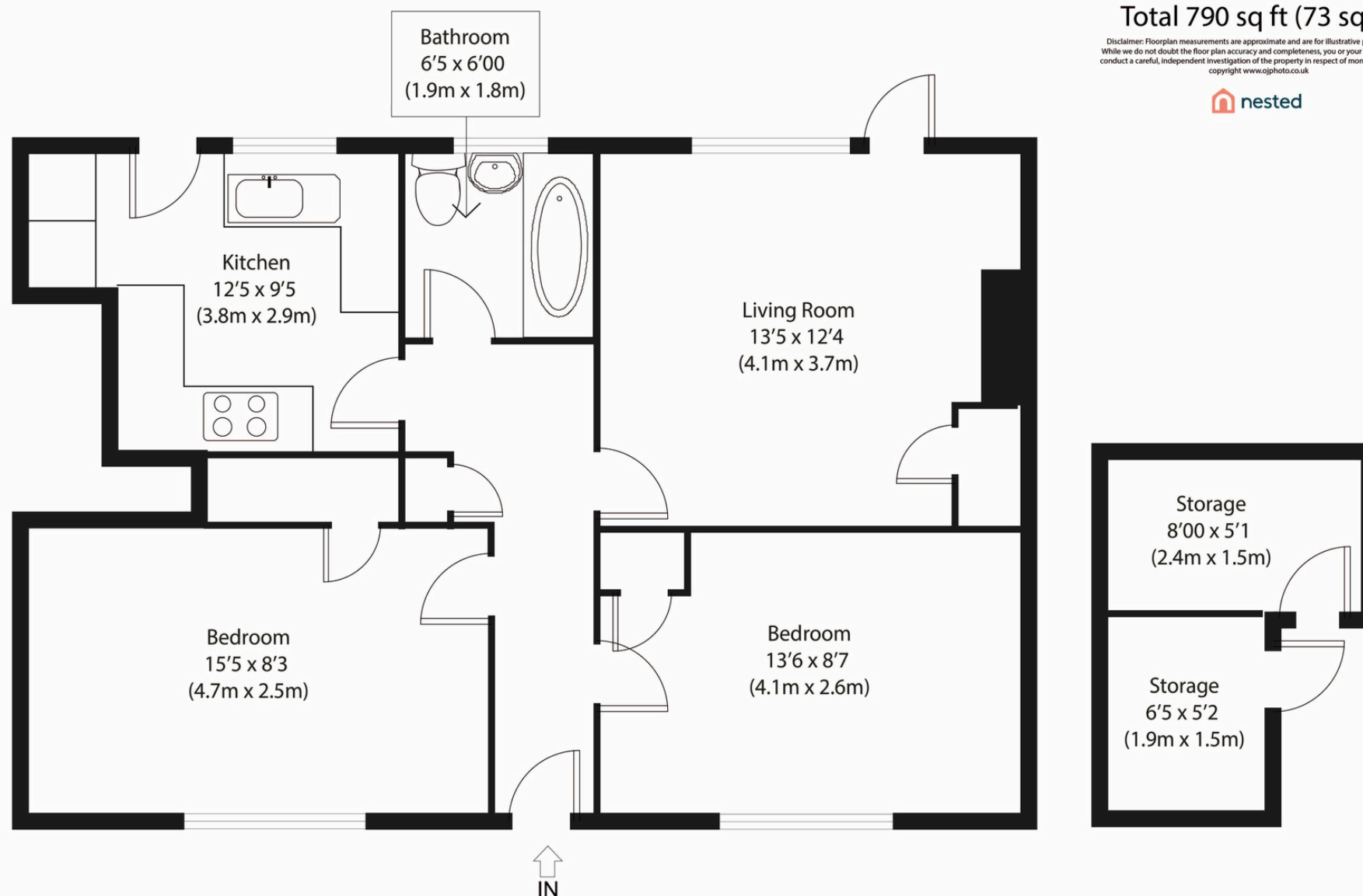
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Ground Floor

Approximate Gross Internal Area  
Main Property 715 sq ft (66 sq m)  
Outbuilding 75 sq ft (7 sq m)  
Total 790 sq ft (73 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



**CALL ME TO VIEW**

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