

SS15 • ESSEX

WOODVIEW

MEWS

1-7 Woodview Mews,
302 Noak Hill Road, Basildon, Essex,
SS15 4FL

The new block in Billericay!



A luxury gated development of only seven 1 & 2 bedroom apartments, finished internally to a high specification with majority benefitting from open countryside views.

Security and Services

- Remotely operated gated car park and landscaped amenity space.
- Two parking bays per apartment with additional visitor parking facilities.
- Bicycle/scooter/motorcycle store.
- Landscaped Gardens.
- 10 Year BLP New Homeowners Warranty.
- Technomate fully integrated intercom systems to front and rear entrance doors, with 10" LCD internal apartment displays.
- Coms cupboard to each apartment - With Cat 6 cable provisions to all bedrooms and living areas to run internet, gaming consoles, smart TV's, Sky HD+/Multi room/Q and phone lines. Immediate Freeview capabilities and Sky dish provisions installed.



Fully Equipped Kitchen

- Mizzo' designer kitchen sinks and taps.
- British made ultra matt kitchens with German mechanics featuring handle less 'push to open' doors/draws.
- White quartz marble work surfaces
- Porcelanosa 'Chevron' flooring to hallways and kitchen/dining/living areas
- Bosch Built in/Integrated Appliances throughout as follows
 - ✓ Electric Oven
 - ✓ Combination microwave oven
 - ✓ Induction hob
 - ✓ Telescopic hood
 - ✓ 70/30 Fridge freezer
 - ✓ Dishwasher
 - ✓ Washer Dryer



Luxury Bathrooms

- Porcelanosa floor and wall tiles to bathrooms and en-suites.
- Under Floor Heating
- Heated Chrome Towel rails
- Grohe Taps and sanitary ware.

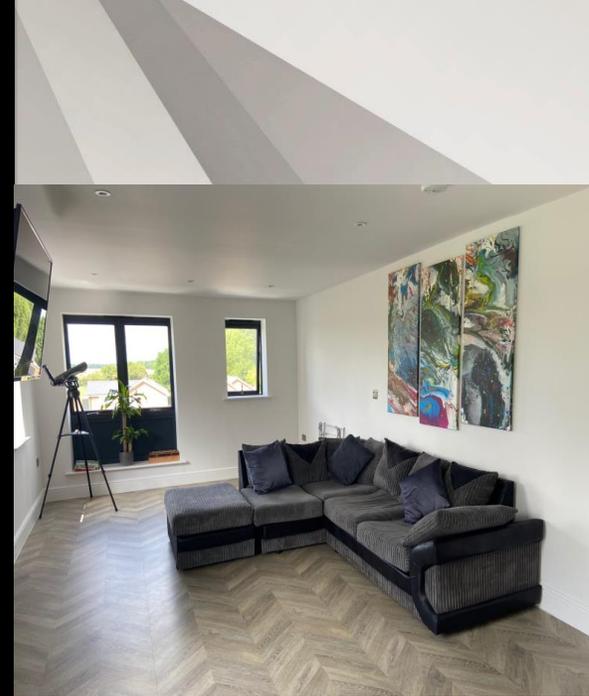


Two images below are from our most recent development in 89 High Road, Loughton, IG10 4JD



Spacious living with the highest specification

- The contemporary design will suit all lifestyles and is the ideal place to capture perfect moments, entertain, work from home or simply relax and unwind.
- Porcelanosa 'Chevron' flooring to hallways and kitchen/dining/living areas.
- Luxury grey carpets to bedrooms.
- Hardwood internal doors throughout with brushed stainless steel designer door handles.
- Valliant Eco Tech Plus 832 Combination Boilers, with 7-year extended warranties.
- Four separately zoned circuits of underfloor heating throughout each apartment. Controlled internally using wireless neo stats, and also operable by mobile phone app (subject to wi-fi connection) inclusive of Siri voice control.
- Brushed stainless steel light switches and power points throughout, with USB port provisions to each room.
- Low energy L.E.D lighting throughout.
- Fully triple glazed RAL 7016 aluminium external windows and doors.



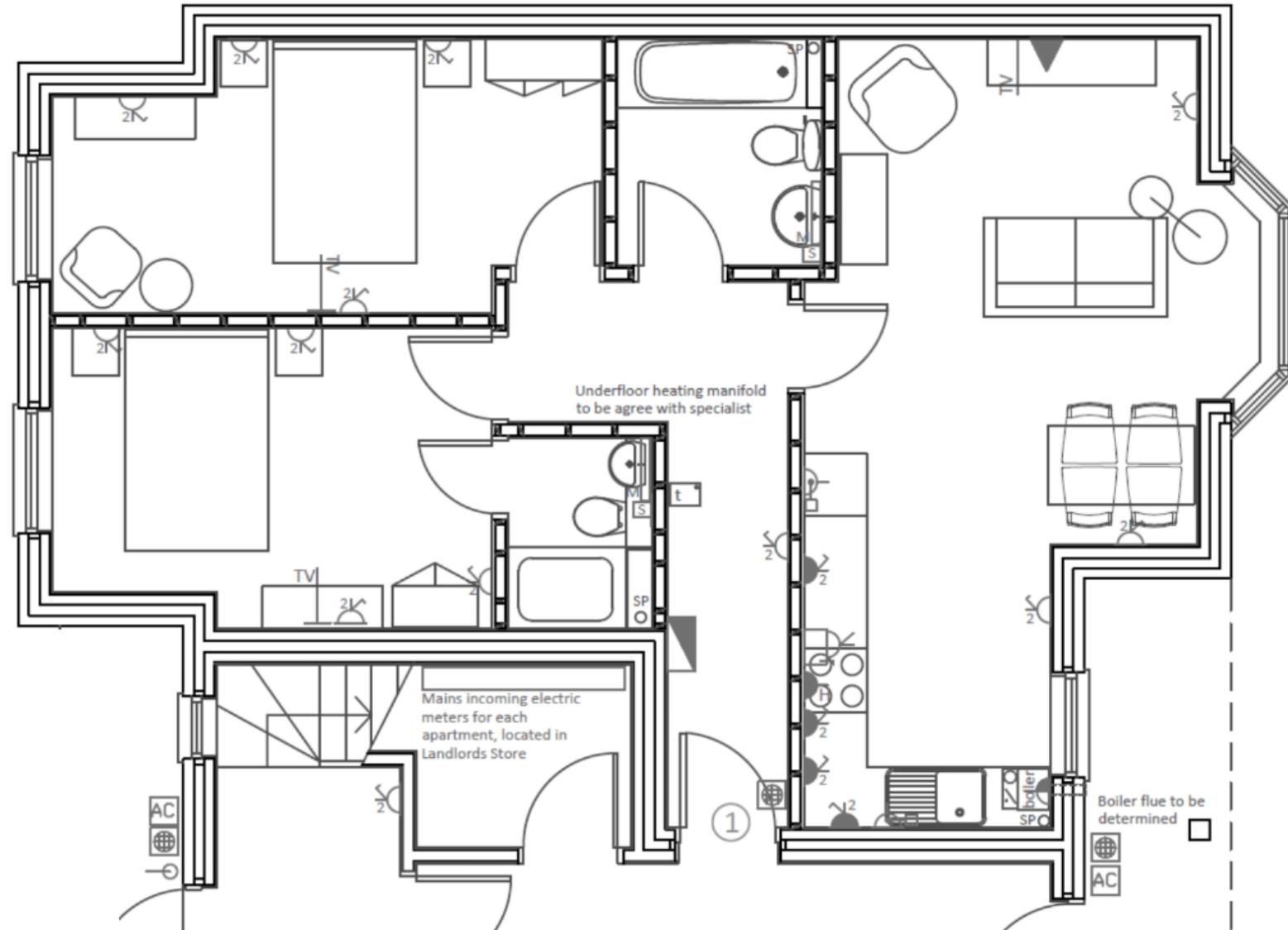
Accommodation

Plot	Type	Bedroom	GIA (m2)
1	Flat	2	68
2	Flat	2	69
3	Flat	2	68
4	Flat	2	75
5	Flat	2	69
6	Flat	3	99
7	Flat	1	62



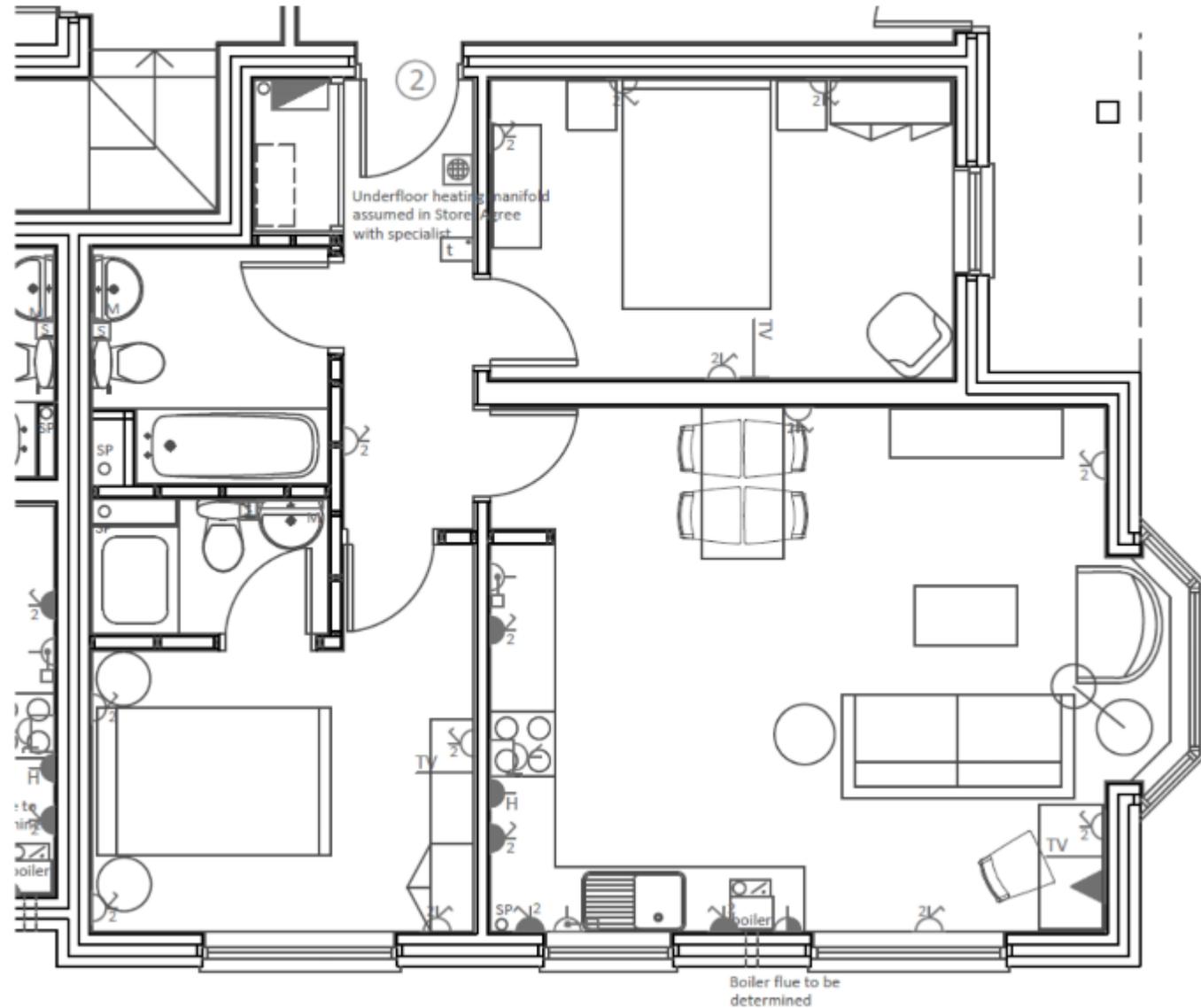
Floor plans

Ground Floor : Apartment 1



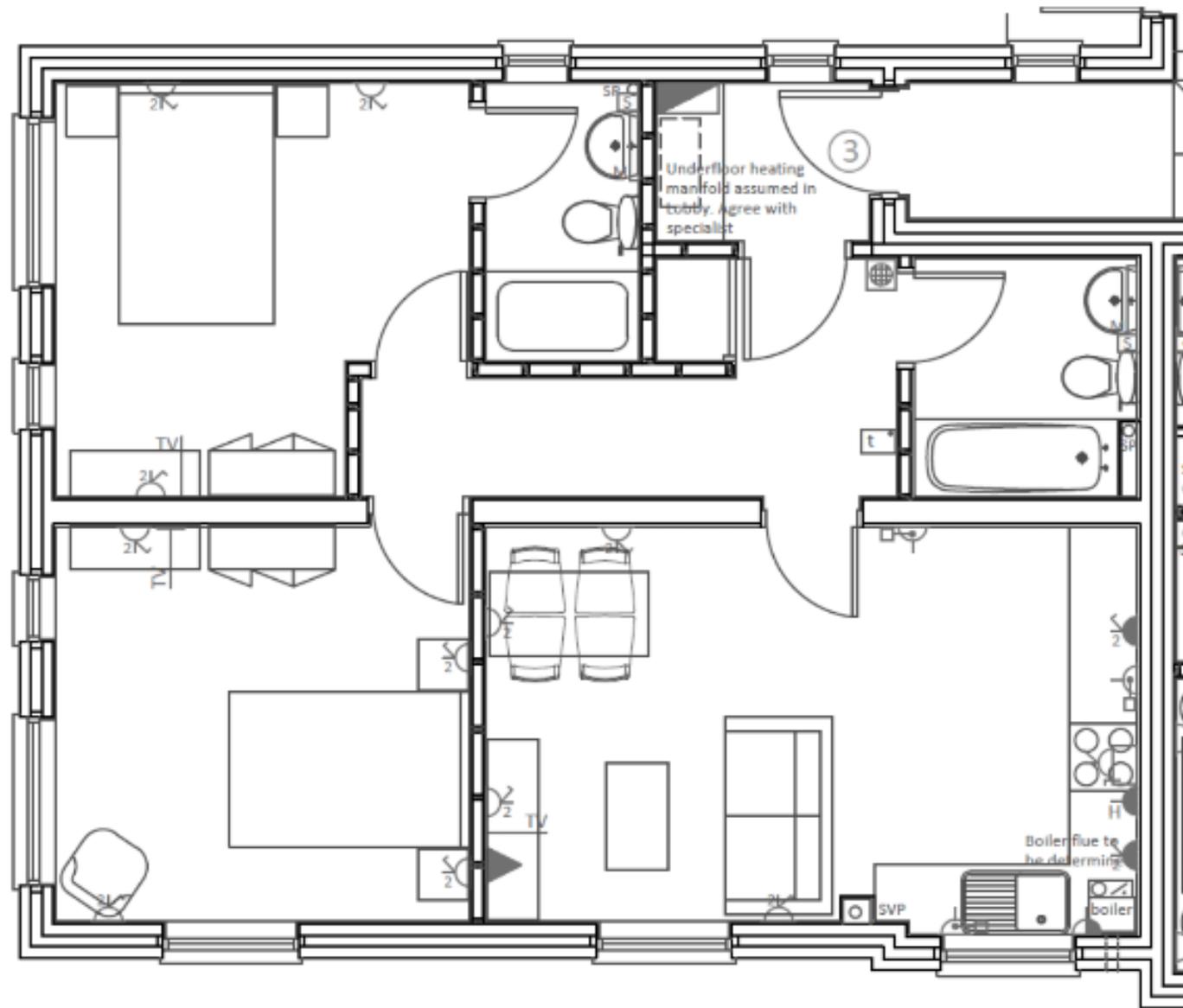
Floor plans

Ground Floor : Apartment 2



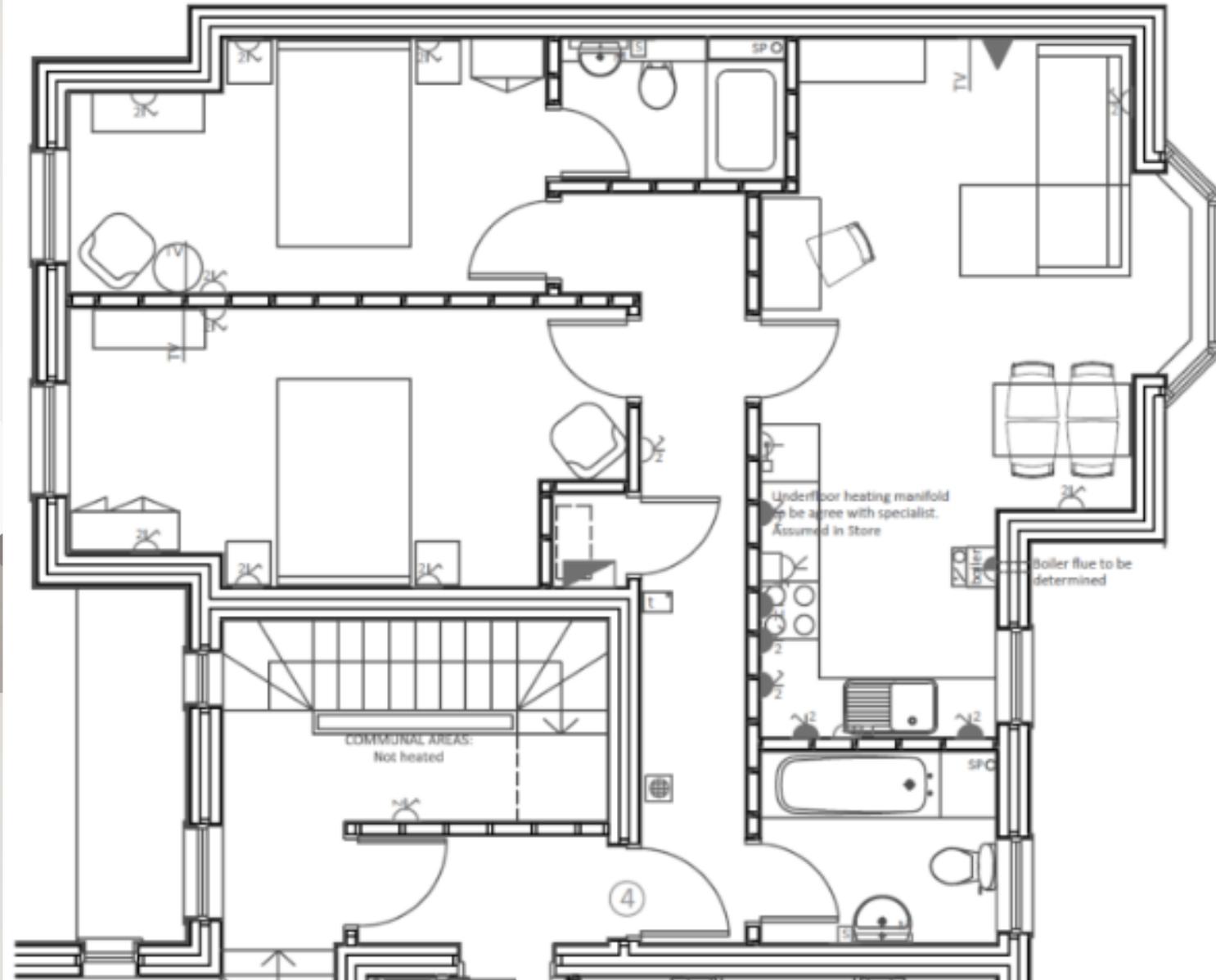
Floor plans

Ground Floor : Apartment 3



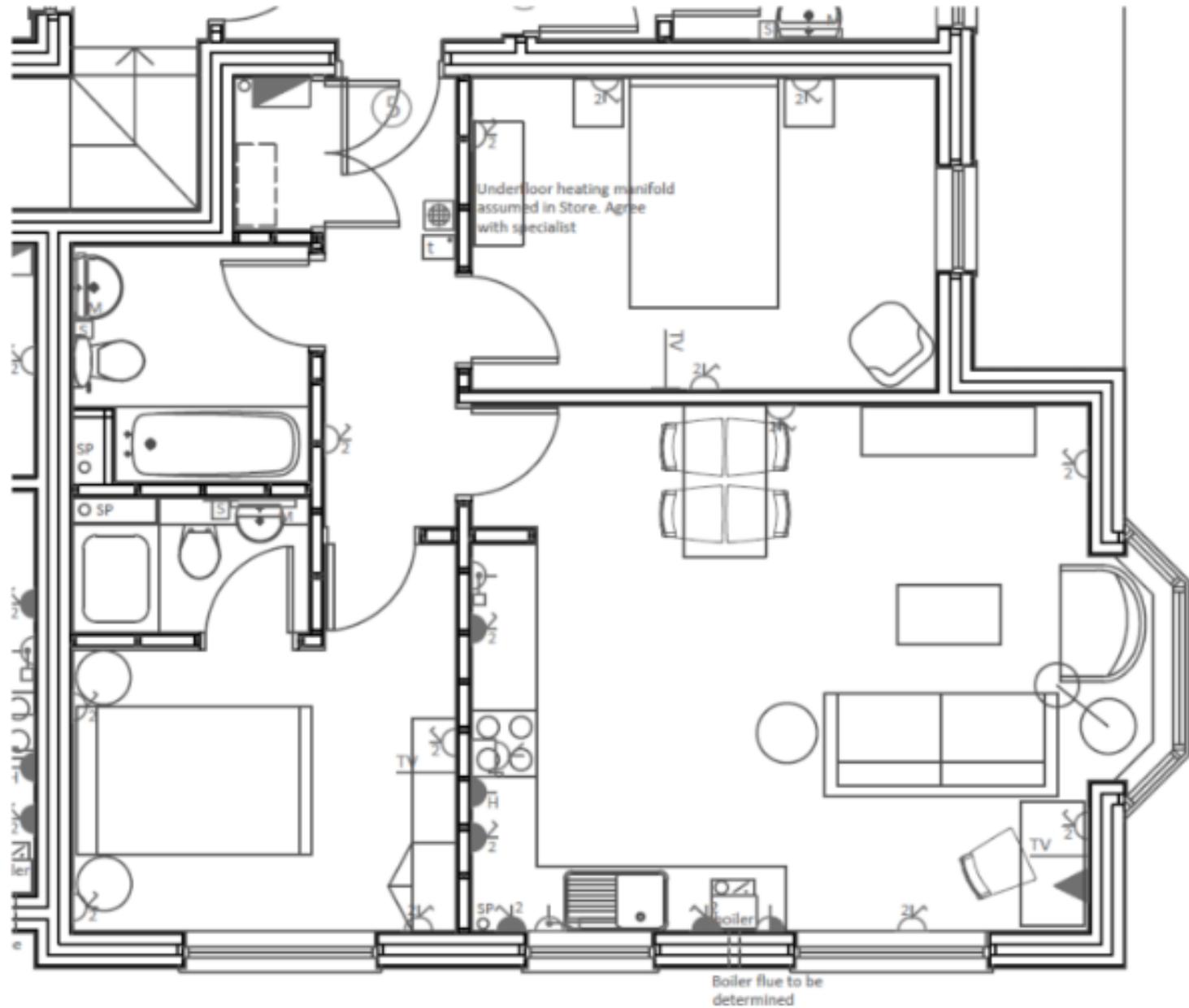
Floor plans

First Floor : Apartment 4



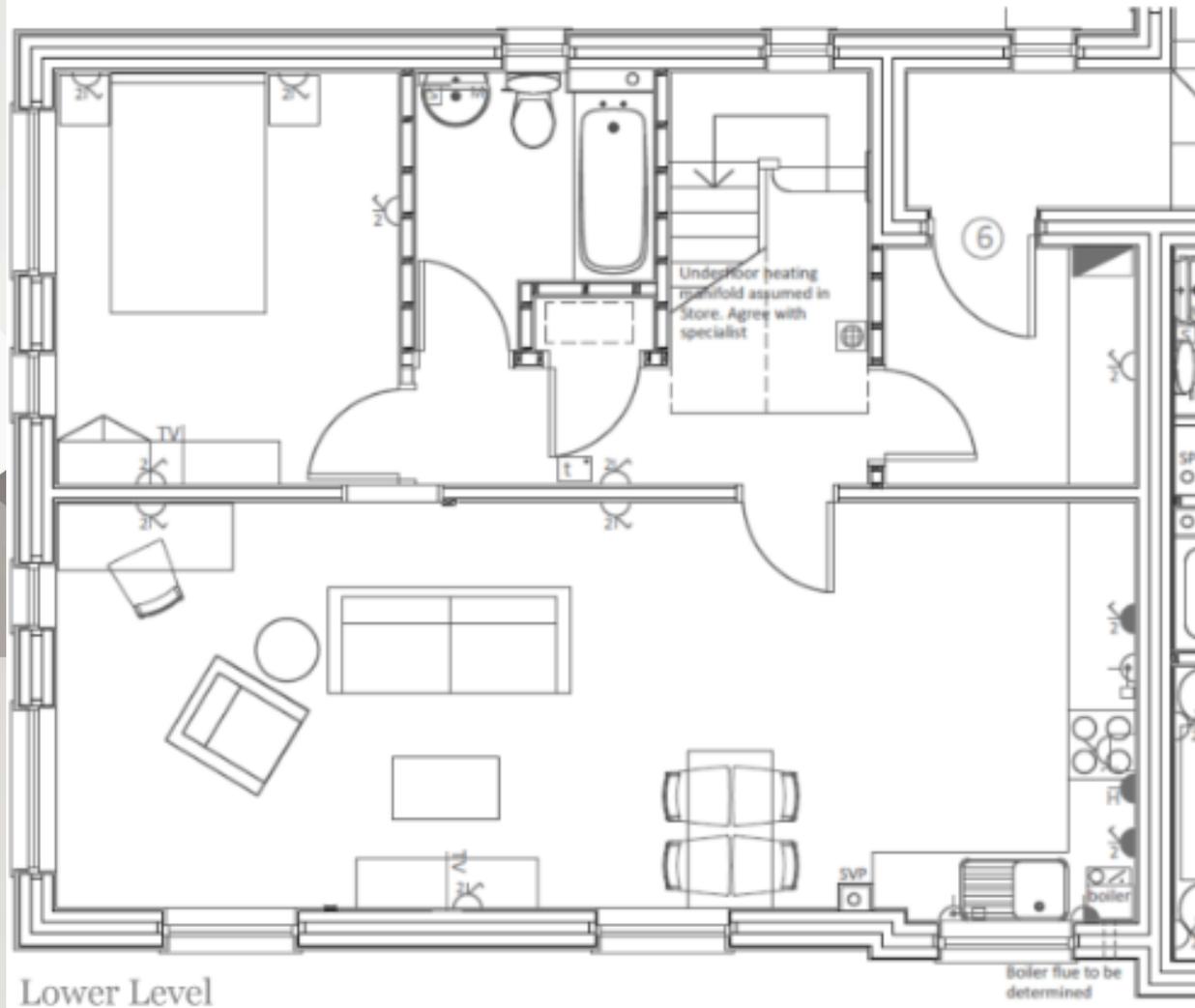
Floor plans

First Floor : Apartment 5

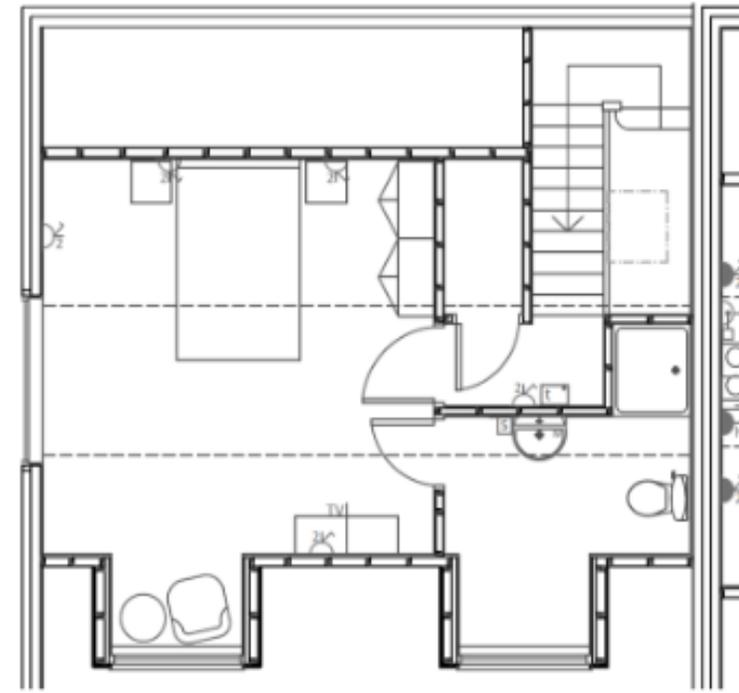


Floor plans

First Floor : Apartment 6



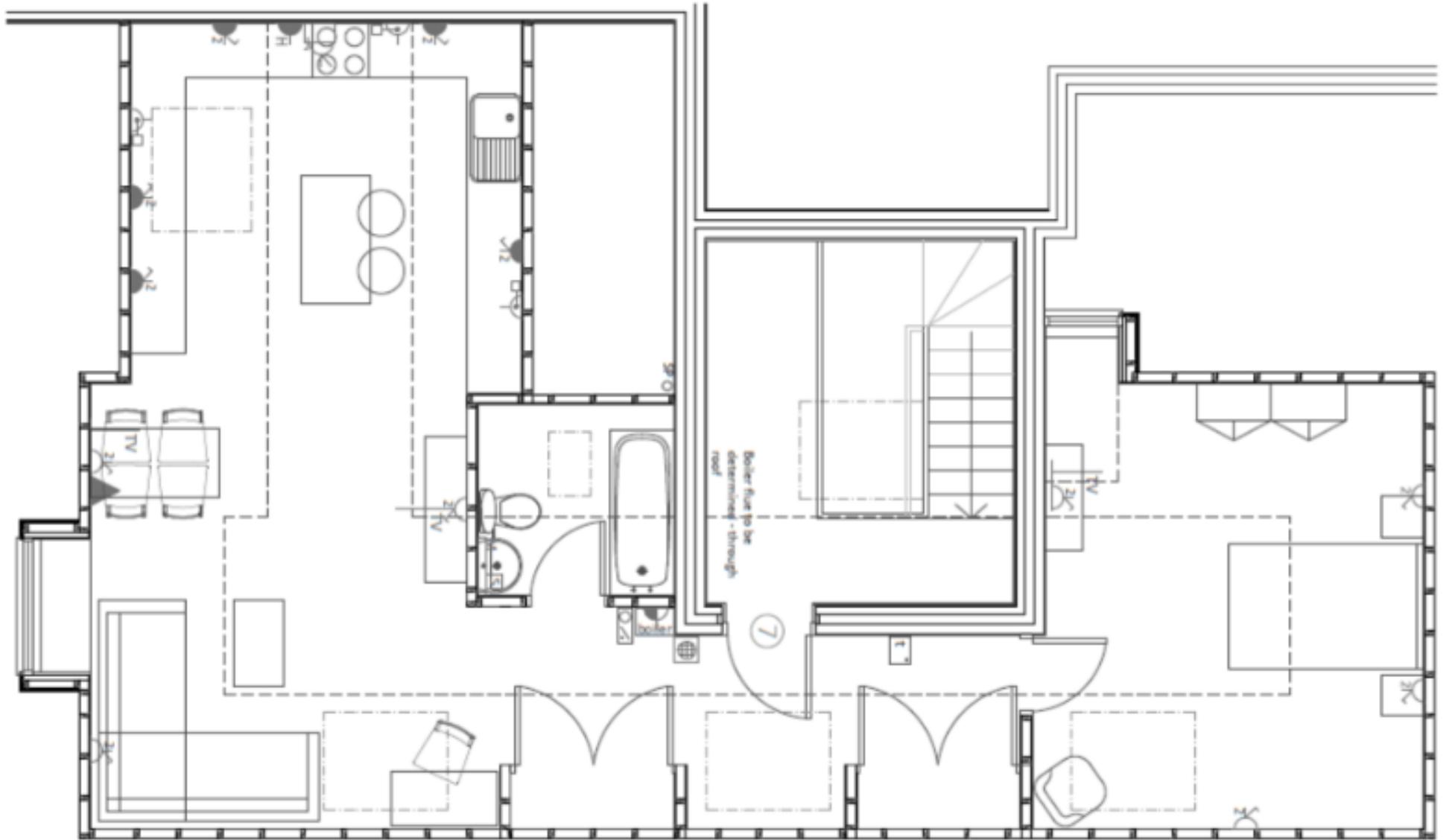
Lower Level



Upper Level

Floor plans

Second Floor : Apartment 7



Location

- Well positioned in Billericay for the town centre, sought after schools and Station, being located in the highly favoured Quilters area bordering popular Little Burstead.
- Billericay Train Station to London - approximately 36 minutes - NATIONAL RAIL
- Laindon Train Station to Fenchurch Street - approximately 36 minutes - C2C
- Basildon Train Station to Fenchurch Street - approximately 40 minutes - C2C
- By road, M11 motorway can be accessed within 10 minutes and the M25 within 27 minutes. Stanstead airport is around 40 minutes, giving you easy access to Europe and beyond.



Local property examples which have been sold or that are currently on market

2 Bedroom Flat :
Sun Street, Billericay
SOLD STC= £475,000

2 Bedroom Apartment :
High Street, Billericay, CM12
FOR SALE = £499,995



Local property examples which are up for rental

1 Bedroom Flat :
Stock Road, Billericay
Rent PCM = £1100.00



2 Bedroom Flat :
Sun Street Billericay
Rent PCM: £1400.00



Portfolio: 9 High Road, Loughton, IG10

Completion December 2019

New build

15 Months from start to Finish

Fully funded

All 10 flats successfully rented within 3 month of completion for full price



Portfolio:

29 Alderton Hill, Loughton, IG10

- Completion December 2017
- New build

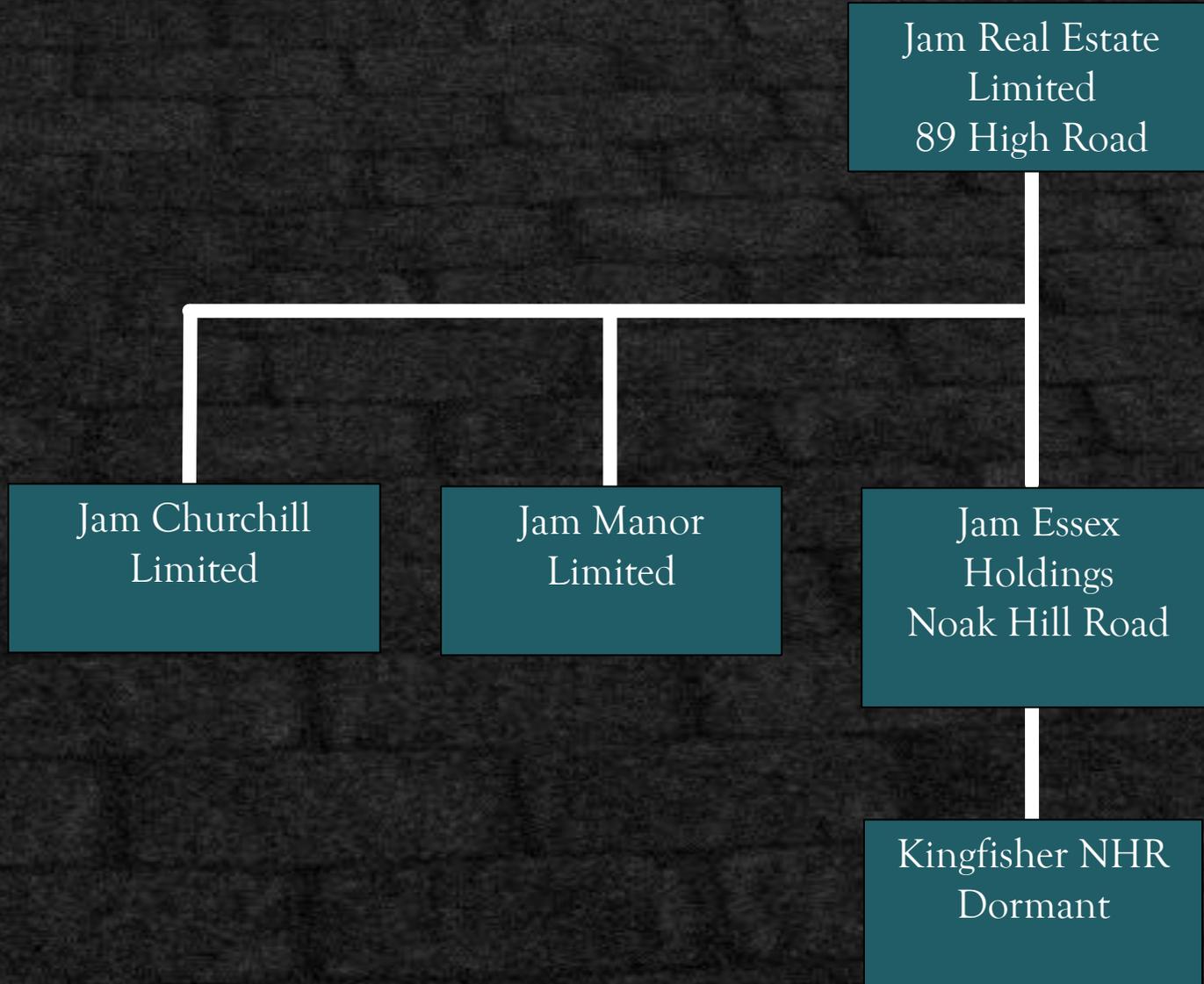


Portfolio: Russel House, Hornsby Way, Laindon SS15

- > 3 Floors of Office Renovation
- > Warehouse Extension
- > 60,000sq ft including offices



Group Structure:



Group Structure:



Structure:

USB International Ltd

Mr Udayan Agarwal
50% - Director

Mrs Mala Agarwal
50% - Director

Travel Luggage & Cabin Bags Ltd

Mrs Minu Agarwal
100% - Director

Amity Luggage and Bags Ltd

Mr Udayan Agarwal
50% - Director

Mrs Mala Agarwal
50% - Director

Lightweight Luggage Ltd

Mr Amit Agarwal
100% - Director

Luggage Travel Bags Ltd

Mr Udayan Agarwal
50% - Director

Mrs Mala Agarwal
50% - Director

Group Structure:

