Asking Price £139,950 Leasehold

1 Bedroom, Apartment - Retirement

61, Park Lodge Queens Park Avenue, Billericay, Essex, CM12 0QH

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Churchill
Sales & Lettings
Retirement Property Specialists

Park Lodge

Park Lodge is a purpose built retirement lodge that consists of 79 Studio, one and two bedroom apartments well situated close to local shops and within two miles of Billericay town centre.

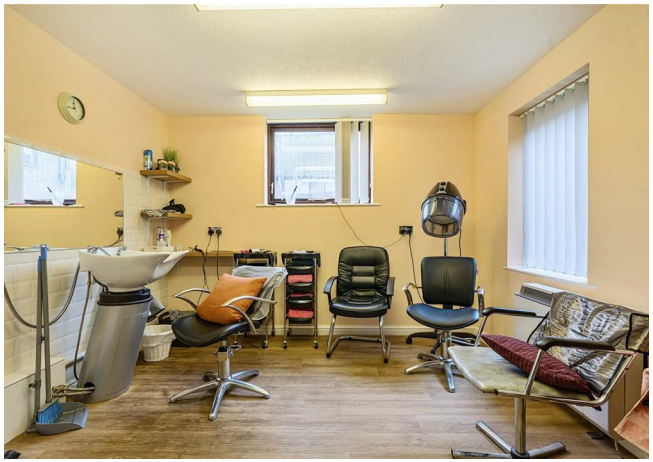
Billericay is a town in the Borough of Basildon, within a 25 mile proximity of East London. The town has an array of local shops and the Lakeside shopping centre is only a half an hour drive away. The area has a couple of local nature reserves if you want to take in some fresh air.

The Lodge Manager is on hand throughout the day to support the owners and keep the development in perfect shape. There is a Social Committee who arrange Quiz nights and film nights plus other events.

Two Guest Suites are available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Park Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Park Lodge requires at least one apartment resident to be over the age of 55.



Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment. The property provides views over the communal gardens and is offered with no onward chain.

The Living room offers ample space for living and dining room furniture and benefits from a feature electric fire. A large window provides lots of natural light as well as lovely views over the communal garden.

The Kitchen is accessed via the Living room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in oven, 4 ring electric hob with extractor hood over, a washing machine and space for a fridge and a freezer. A window provides light and ventilation.

The Bedroom is a generous double room with a built in wardrobe and ample fitted furniture. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely room bright and airy.

The Shower room offers a shower with handrail, a WC and wash hand basin and a storage cabinet.

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

This apartment simply must be viewed!

Features

- One bedroom first floor apartment
- Lodge Manager available 5 days a week
- Owners Lounge and Wellbeing Suite
- Call warden service
- Owners private parking
- Communal gardens
- Two Guest Suites are available for your friends and family to stay in
- There is a post box and a range of local shops including a supermarket and chemist within short walk
- There is a bus stop directly outside giving easy access to shops and restaurants in the ever- popular Billericay high street

Key Information

Service Charge (Year Ending 31st March 2027):
£2,679.72 per annum.

Ground Rent payable to Genesis

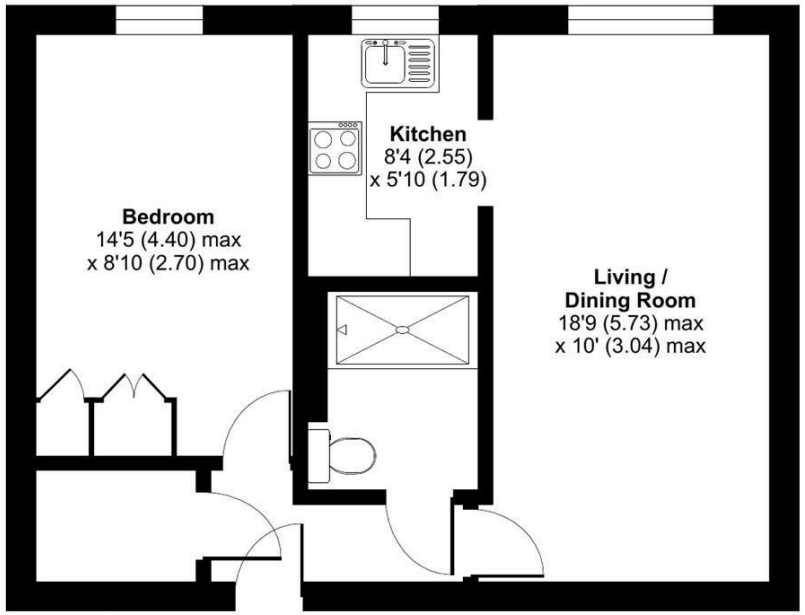
Council Tax: Band C

99 year Lease commencing 1983

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, communal water and sewerage rates, communal cleaning, utilities, general maintenance and lift maintenance, hairdressing salon and Lodge Manager.

Approximate Area = 475 sq ft / 44.1 sq m
For identification only - Not to scale



EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1453361

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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