



## 12 Park Lodge, Queens Park Avenue, Billericay, CM12 0QH

Asking Price £275,000

- Strictly Over 55s
- Two Bedrooms
- Kitchen
- Shower Room
- Range of Residents Facilities
- Ground Floor Apartment
- Garden Access
- 18'3 Lounge
- Warden Controlled
- No Onward Chain

Situated in this popular retirement development for the over 55's within walking distance of local facilities including Doctors, Dentist, Aldi, Church, Pub, Chip Shop and Bus route to the High Street. The development has a full time manager and offers a range of residents facilities including lounge, conservatory, games room, hair salon and laundry room. This well presented, two bedroom, ground floor apartment has a security entry system and fitted emergency pull cords for security and peace of mind. This bright apartment has the benefit of having been modernised with fitted wardrobes to the main bedroom, new hot water tank, good sized shower room including a double shower, kitchen with integrated appliances and 18'3 dual aspect lounge with own personal door to patio and gardens. Early viewing is advised as two bedroom retirement apartments of this quality are rarely available.

Lease - 58 years. Ground Rent - £75p/a. Service Charge - £2,300 approx.



Council Tax Band:



ENTRANCE HALL

BEDROOM ONE

13'6" x 8'9"

BEDROOM TWO

13'6" x 8'7"

SHOWER ROOM

LOUNGE / DINER

18'3" x 9'9"

KITCHEN

8'3" x 5'10"

GARDEN ACCESS

AGENTS NOTE

Service Charge (year ending 31st March 2026):

£2,414.45 per annum.

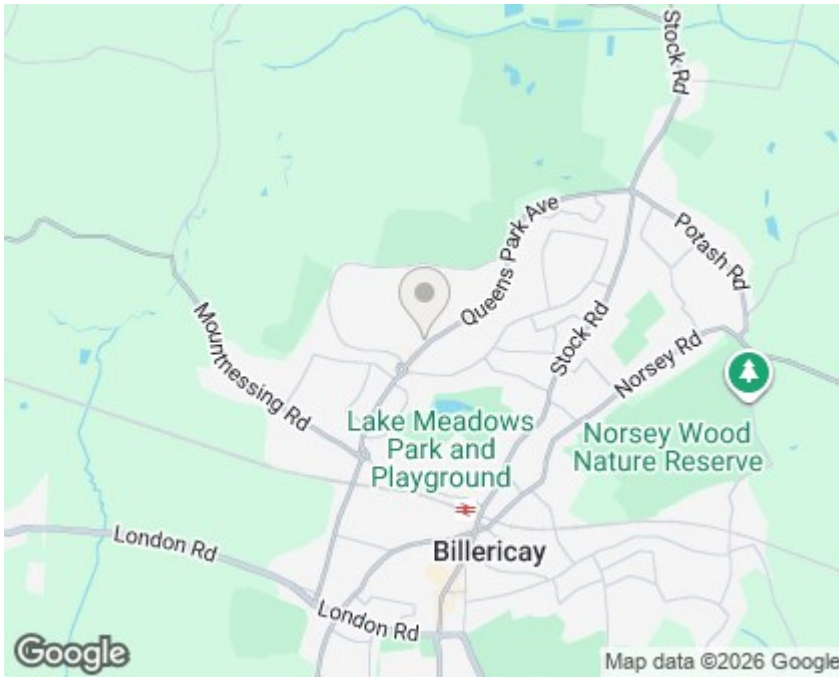
Ground Rent: £75 per annum

Council Tax: Band C.

The service charge includes the Careline system, buildings insurance, communal water and sewerage rates, communal cleaning, utilities, general maintenance, lift maintenance, hairdressing salon and Lodge Manager.

Please note Park Lodge requires residents to be over 55. A sinking fund contribution (payable on resale) applies, calculated at 0.5% of the original purchase price per year of ownership (apportioned monthly), capped at 5% after 10 years.





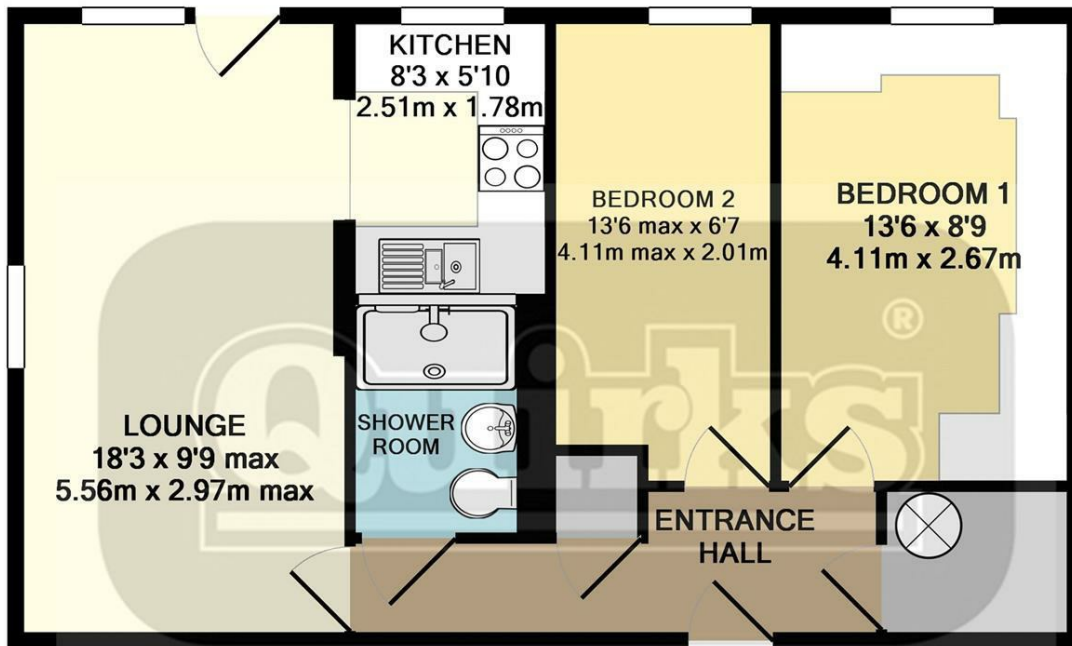
## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 552 SQ.FT. (51.3 SQ.M.)

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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