Quirk & Partners®

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83 Park Lodge Queens Park Avenue, Billericay, CM12 0QH

Asking Price £135,000

- Prime central Billericay location, within walking distance of everyday amenities
- Bright, spacious and airy first-floor apartment with lift access
- Peaceful communal gardens and grounds, moments from the High Street and beautiful countryside
- Practical Independent living with a welcoming and vibrant community
- Modernised interior with contemporary Electric Heating System and new 2025 Fire Door
- Excellent communal facilities, including social rooms, laundry facilities and on-site warden

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Fresh, airy and wonderfully inviting, this beautifully presented retirement apartment offers a lovely balance of independent living, comfort and community, right in the heart of Billericay. Nestled within the peaceful grounds of Park Lodge, the apartment enjoys a particularly enviable location, with doctors, dentist, pharmacy, Aldi supermarket, florist, dry cleaners and a host of other everyday amenities all within easy walking distance. Beautiful parks, open countryside and pleasant walks are also close by, offering the best of both town and country living. Inside, the apartment feels bright, spacious and welcoming, with natural light flooding through the rooms. Tastefully modernised, the interior features a fresh palette of beautiful off-white and soft flax-blue walls, complemented by contemporary electric radiators which combine a stylish appearance with everyday comfort. The property also benefits from a new fire door installed in 2025 and a generous storage cupboard, providing excellent practical storage. Situated on the first floor, the apartment is conveniently accessible via a lift. One of the particularly special aspects of Park Lodge is the lifestyle it offers. Residents enjoy the freedom and privacy of their own independent home, whilst having the opportunity to become part of a friendly, welcoming community. For those who enjoy socialising, there is a lively calendar of tasteful events and activities held in the communal social rooms, providing plenty of opportunities to meet neighbours, make friendships and enjoy an active social life. Equally, there is absolutely no obligation to participate, allowing residents to enjoy complete privacy and independence whenever they wish. The development also benefits from attractive communal gardens and grounds, laundry facilities, recycling facilities and an on-site warden, providing additional convenience and reassurance. Whether you are looking for a peaceful home of your own, somewhere to enjoy a more sociable lifestyle, or simply a beautifully maintained apartment in an exceptionally convenient location, Park Lodge offers a wonderful opportunity to enjoy the best of Billericay living.

1 1 1 C

Council Tax Band: C







ENTRANCE HALLWAY
8'9" x 4'5"

BUILT-IN STORAGE CUPBOARD
5'3" x 4'5"

BEDROOM
11'8" x 8'7"

SHOWER ROOM
6'3" x 5'7"

LOUNGE / DINER
18'2" x 9'9"

KITCHEN
8'4" x 5'10"

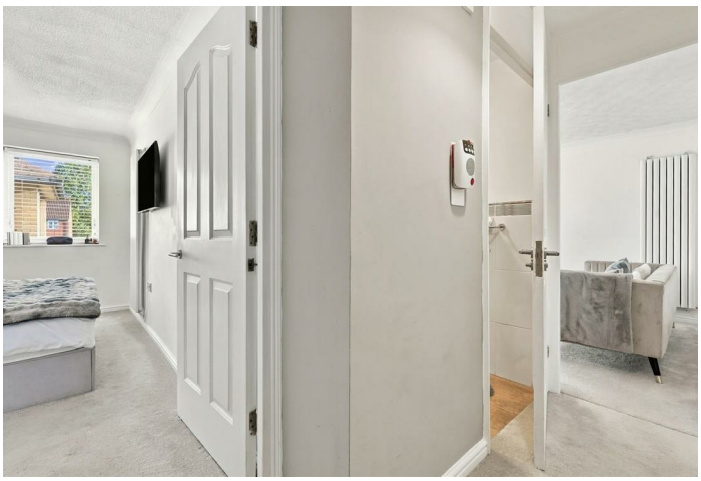
COMMUNAL GARDENS

RESIDENTS PARKING

LIFT ACCESS

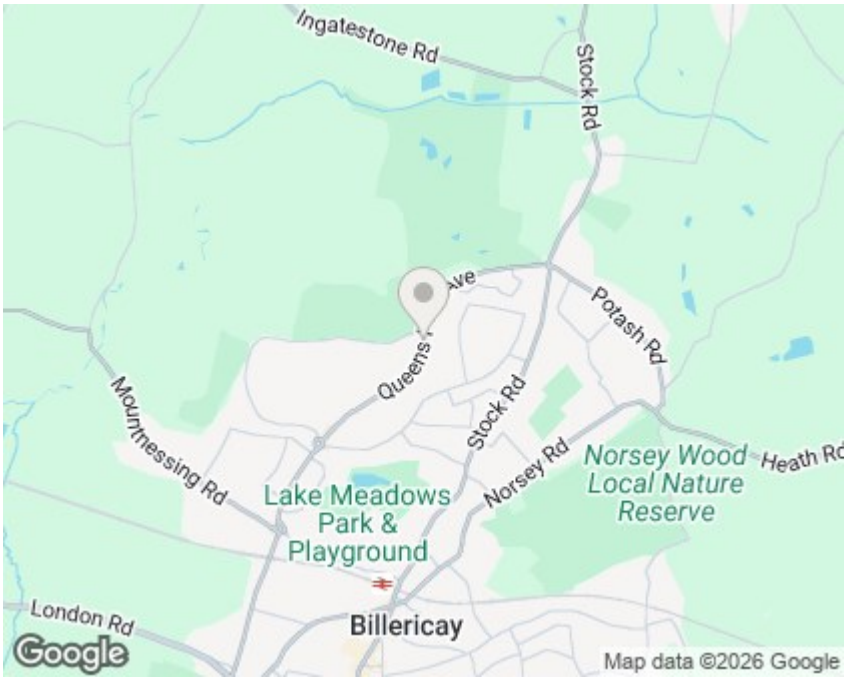
LEASE INFORMATION
56 years remaining on the lease, annual ground rent charge £75.00, annual service charge £2,537.00









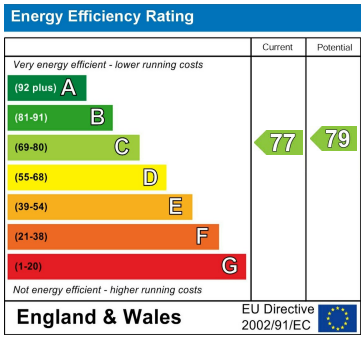


Viewings

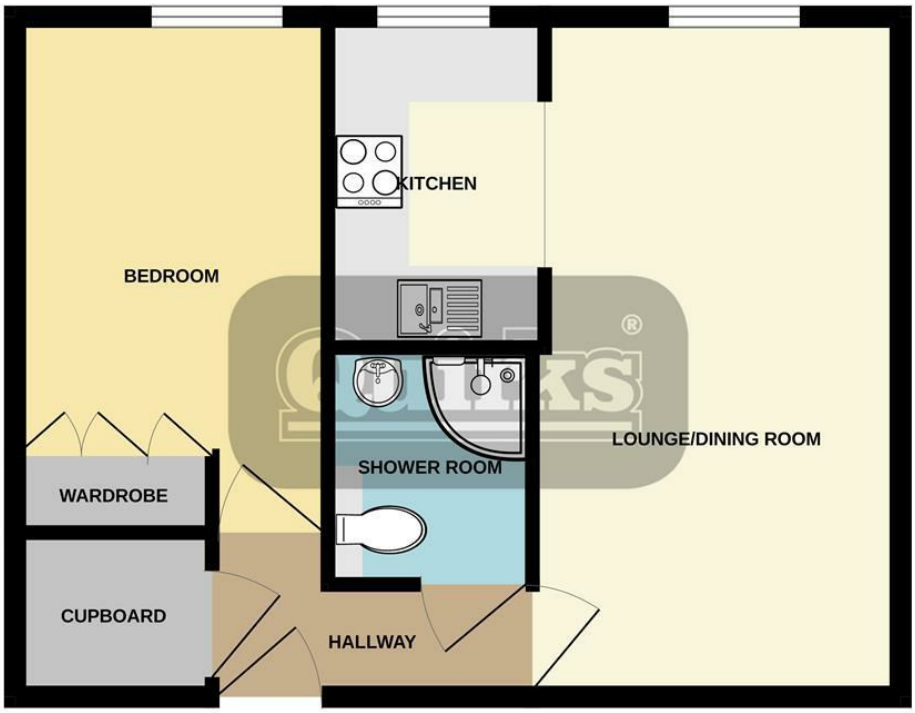
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

C



GROUND FLOOR



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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