



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

Asking Price £149,995

- LIFT ACCESS TO FIRST FLOOR
- RECENTLY INSTALLED CARPETS
- MODERN SHOWER ROOM
- NEARBY SHOPS & BUS ROUTE
- RECENTLY DECORATED
- COMMUNAL GARDENS
- RETIREMENT PROPERTY
- KITCHEN WITH APPLIANCES
- CLOSE TO LAKE MEADOWS
- FITTED WARDROBES

Situated in the popular Park Lodge retirement development, suitable for those aged 55 or over, is this recently renovated one bedroom, first floor apartment. This immaculately presented property has newly fitted carpets and feature vertical electric heaters and is freshly decorated throughout. The apartment benefits from a hallway with large built-in storage cupboard, spacious bedroom with fitted wardrobes, there is a re-fitted shower room with modern white suite, including low level W.C, vanity unit wash hand basin, corner shower cubicle with Mira electric shower, partly tiled walls and electric heater. Modern fitted kitchen with window to front aspect, stainless steel sink / drainer, integrated electric Bosch oven, four ring hob and extractor fan, free standing Samsung washing machine and Bosch Fridge to remain. The 18ft lounge / diner has plenty of natural light, overlooking the buildings front entrance. Located conveniently for nearby shops and amenities at The Pantiles, including Doctors and Dentist and soon to be opened Aldi Supermarket. and Bus route to the High Street. The development has an on site manager and offers a range of residents facilities including communal lounge, conservatory, garden, games room, hair salon and laundry room.



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"

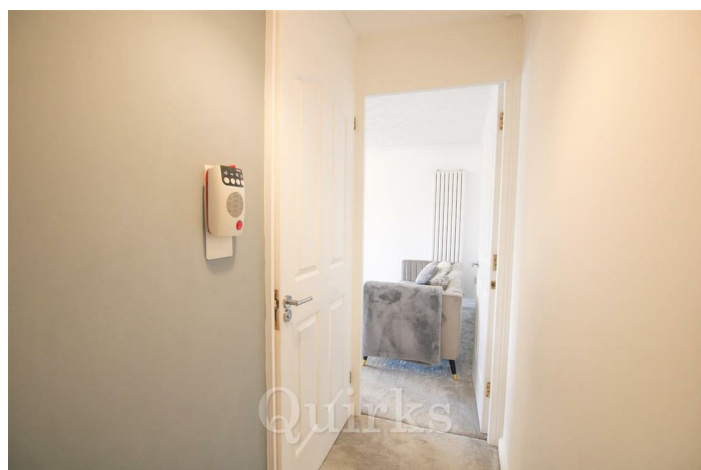
COMMUNAL GARDENS

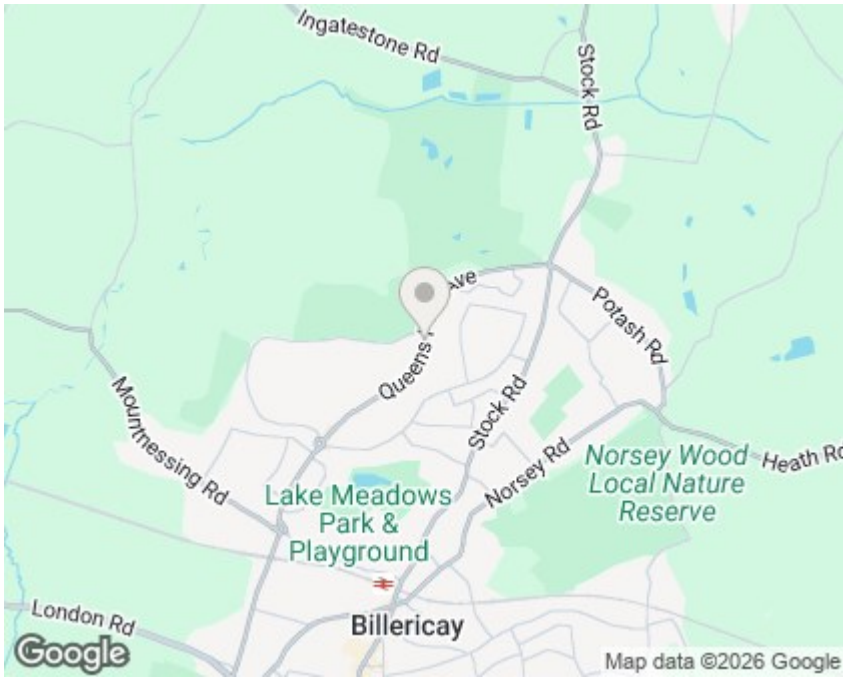
RESIDENTS PARKING

LIFT ACCESS

LEASE INFORMATION

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





Viewings

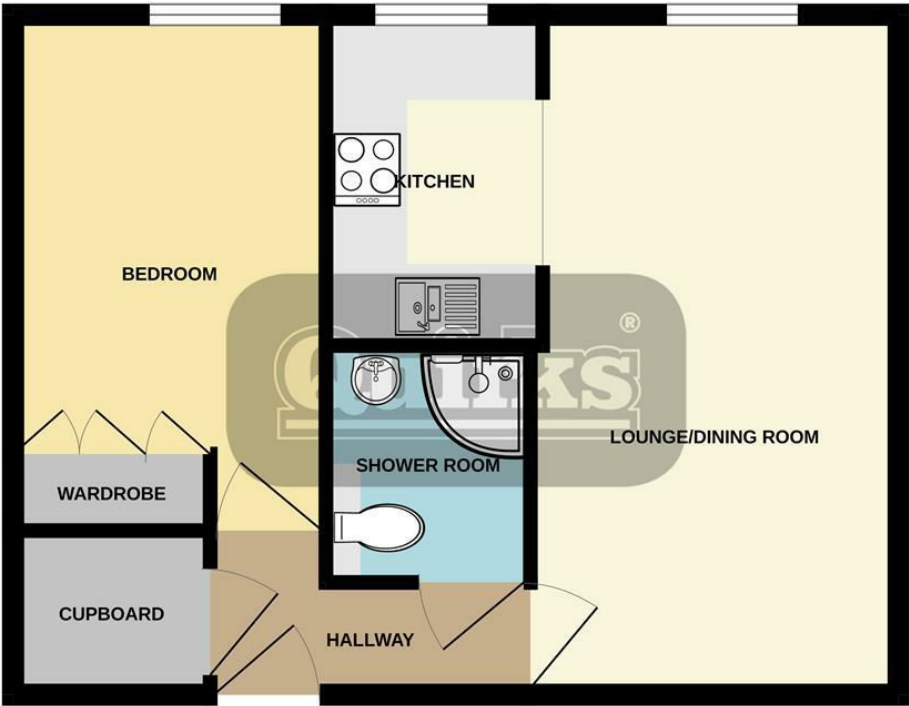
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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