



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

**Guide Price £159,000**

- RENEWED LEASE (147 YEARS REMAINING)
- ONE BEDROOM
- REFITTED WINDOWS
- COMMUNAL GARDENS
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN
- FIRST FLOOR
- NEW FLOORING THROUGHOUT
- RETIREMENT PROPERTY (OVER 55'S)
- BUS STOP OUTSIDE



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

Situated on the first floor of this popular retirement development, strictly for the over 55s, this one-bedroom flat offers a secure, safe, and sociable environment. Conveniently located just a stone's throw from a range of amenities including the Aldi supermarket, doctors, dentist, and with a bus stop right outside the development, providing easy access to Billericay's High Street and Mainline Railway Station. The flat enjoys bright south-easterly aspects and well-presented, spacious accommodation throughout. It is fitted with an emergency pull-cord system and comprises a double bedroom with built-in wardrobes, a modern re-fitted shower room, a 5'6" walk-in storage cupboard, an 18'3" lounge, and a fitted kitchen with new appliances to remain, a front-facing window and integrated oven and hob. The windows have been recently replaced, the carpets and flooring are newly fitted, and the lease has been extended with 147 years remaining. This community-focused complex benefits from a secure entry phone system, and the communal spaces are well-maintained and welcoming, creating a comfortable environment for residents to enjoy. Facilities include an on-site manager, attractive landscaped gardens and residents' parking, a large residents' lounge and conservatory overlooking the enclosed patio, a laundry room, and a hair salon. An ideal opportunity for those seeking independent living within a friendly and supportive community.



Council Tax Band: C



LIFT ACCESS

ENTRANCE HALL

WALK IN STORAGE CUPBOARD

5'6 x 4'6

DOUBLE BEDROOM

13'6" > 11'6 x 8'9

SHOWER ROOM

6'3 x 5'6

LOUNGE

18'3 x 9'10

KITCHEN

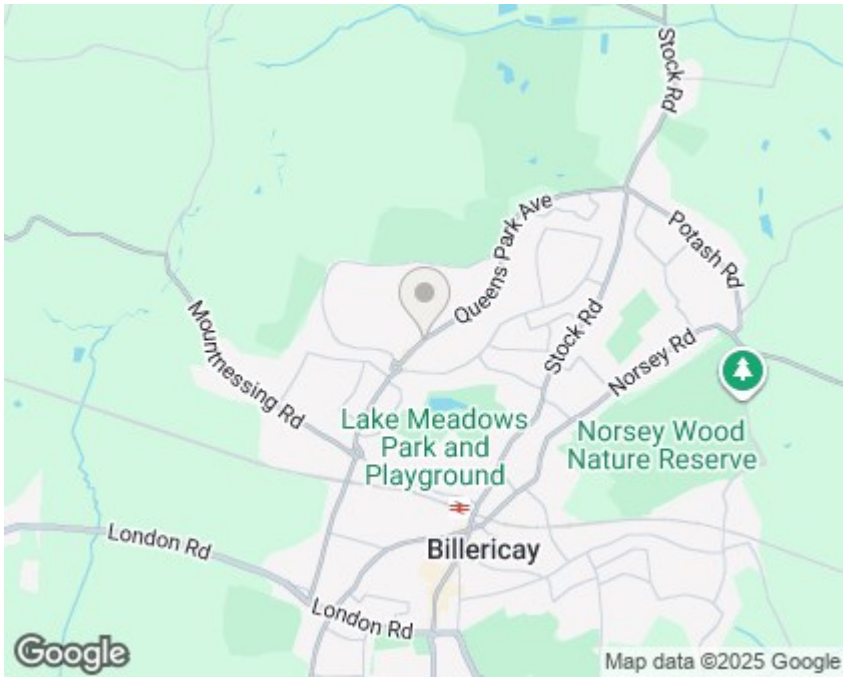
8'6 x 6'0

RESIDENTS AND VISITORS PARKING

EXTENDED LEASE - 147 YEARS REMAINING







## Viewings

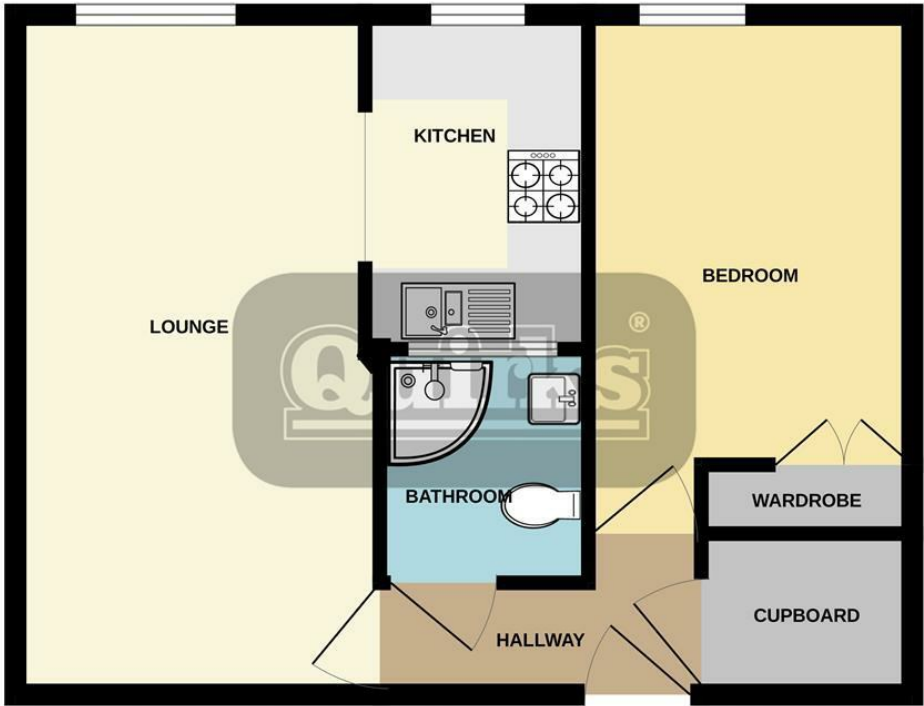
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(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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