



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

Guide Price £140,000

- NO ONWARD CHAIN
- NEWLY FITTED KITCHEN
- NEW CARPET THROUGHOUT
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- CLOSE TO SHOPS AND BUS ROUTE
- GARDEN ACCESS
- RECENTLY REDECORATED
- SHOWER ROOM
- LARGE STORAGE CUPBOARD
- RETIREMENT PROPERTY

Situated on the ground floor of the ever popular Park Lodge retirement development is this well presented one bedroom apartment, suitable for those aged 55 and over. The flat offers a rare opportunity to have one of the few properties with access to the communal garden and benefits from its own private patio area. The spacious and bright lounge / diner has plenty of space for seating and dining space and leads through to the recently fitted kitchen with built in appliances. From the hall way is the shower room with large shower cubicle, wc and wash hand basin. The double bedroom has fitted wardrobes and has the added benefit of a spacious hall way with large storage cupboard. The current owners have completely redecorated the flat and installed new carpet throughout along with a new pump for the water system. Resident facilities include a lift to all floors, communal lounge, and laundry room, secure telephone entry system and an emergency pull cord system. This excellent location allows easy access to convenience shops, bus routes and Lake Meadows Park.



Council Tax Band: C



Entrance Hall

8'78 x 3'0

Lounge

18'7 x 9'3

Kitchen

8'4 x 5'8

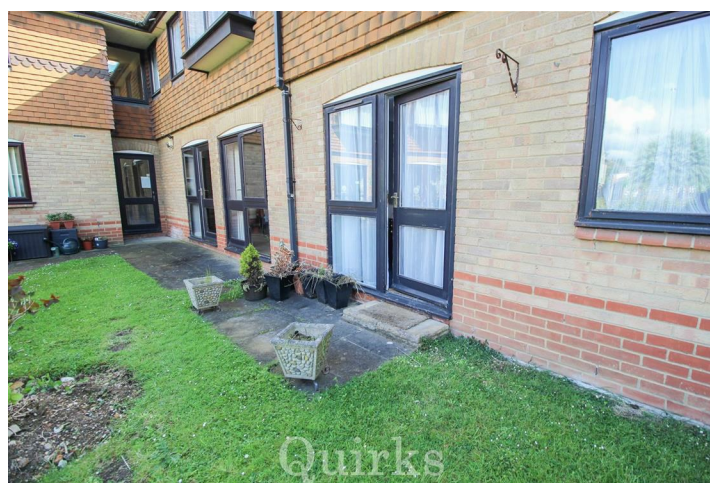
Bedroom

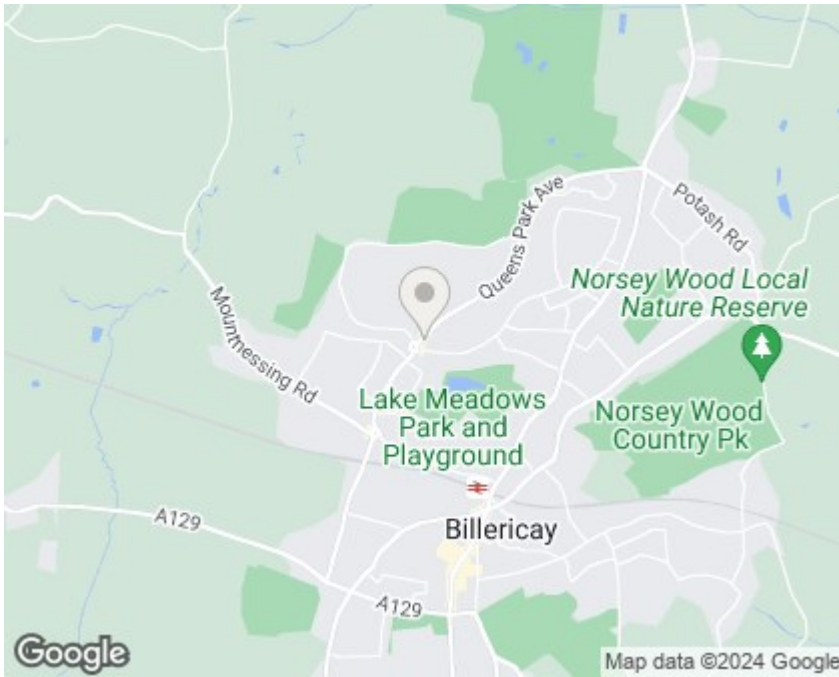
11'7 x 8'7

Shower Room

6'03 x 5'05

Communal Garden and Patio Area





Viewings

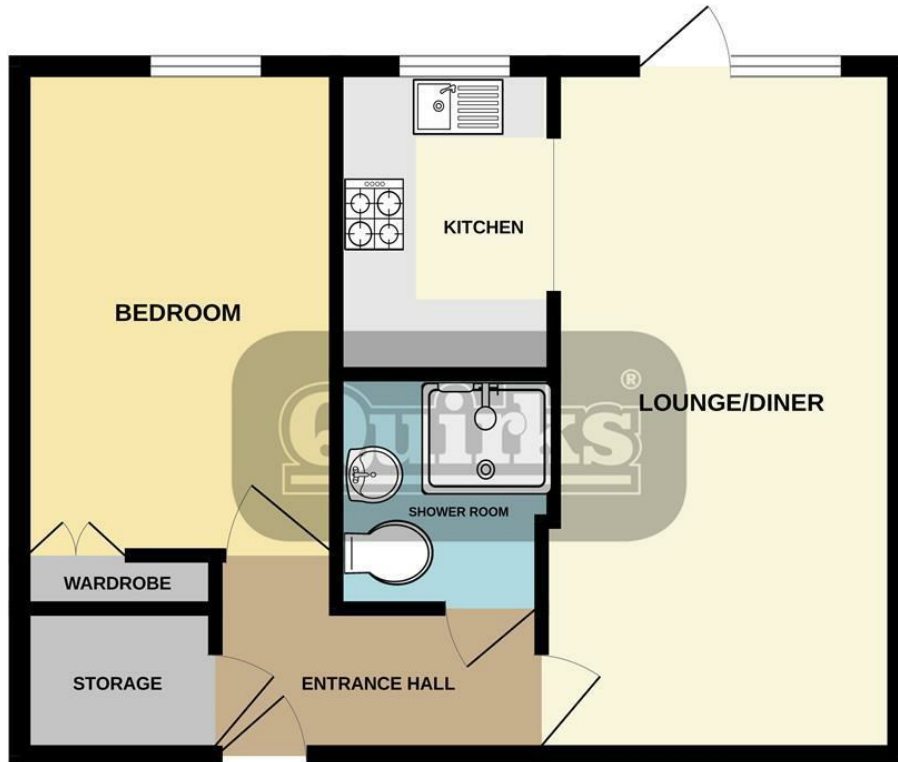
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	79
(69-80) C			
(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
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 447 sq.ft. (41.5 sq.m.) approx.
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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