



**Connells**

Meadow Lodge Laindon Road  
Billericay



### Property Description

eliminate unexpected costs.

994-YEAR LEASE | VIEWING HIGHLY  
RECOMMENDED | NO ONWARD CHAIN

Situated within a highly sought-after retirement development just 0.6 miles from Billericay High Street, this exclusive ground floor apartment offers the perfect blend of independence, comfort, and peace of mind.

The property welcomes you with a spacious entrance hall, leading through to an impressively sized dual-aspect lounge, providing ample living and dining space. From here, doors open directly onto a private patio, perfectly positioned to enjoy the stunning, well-maintained communal gardens.

The modern integrated kitchen is modernly designed for practicality and ease of use, while the generous double bedroom benefits from its own dressing room, offering excellent storage while down the hallway you will find a modern fitted shower room.

Meadows Lodge is a purpose-built retirement development consisting of 32 apartments, professionally managed by the award-winning Churchill Estates Management team - For added peace of mind, the development features a comprehensive emergency Careline system, monitored by the Lodge Manager during the day and a 24-hour Careline team overnight. This includes an integrated intruder alarm, secure video entry system, and fire and smoke detection throughout the building-providing an unrivalled level of security.

For added convenience, the service charge includes water, heating, and building insurance-helping to simplify budgeting and

## Lounge

19' 3" x 10' 4" ( 5.87m x 3.15m )

## Kitchen

8' 3" x 7' 10" ( 2.51m x 2.39m )

## Bedroom

13' 10" x 13' 4" ( 4.22m x 4.06m )

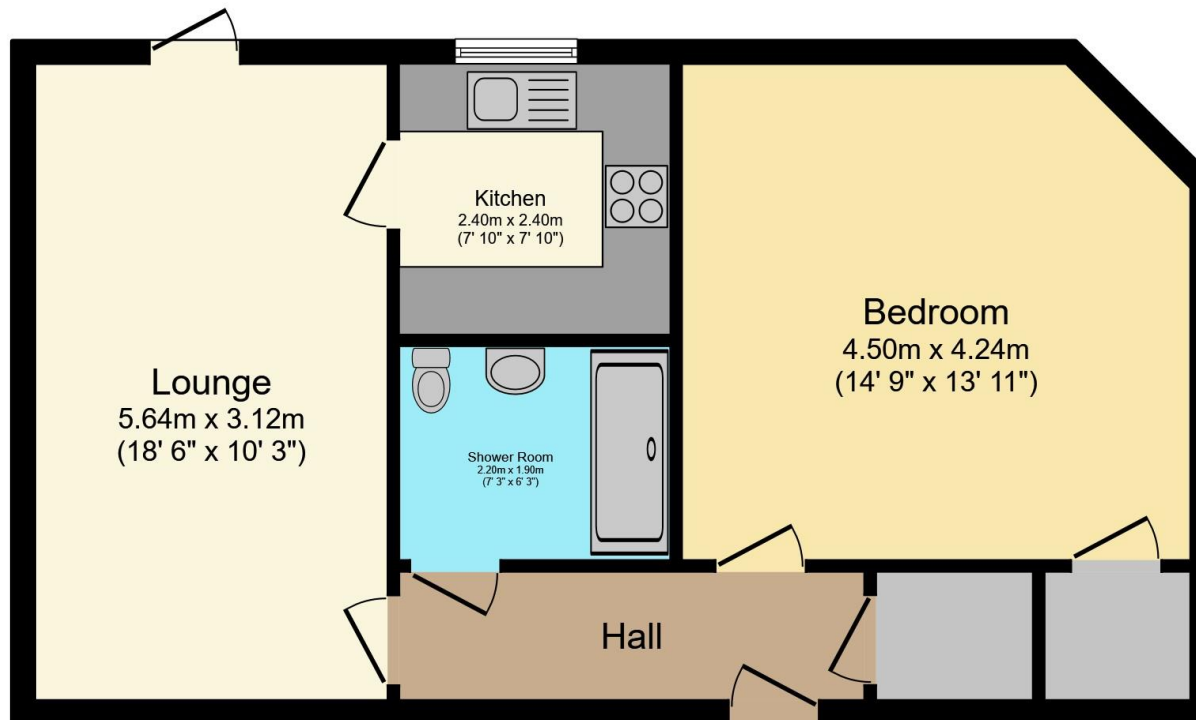
## Shower Room

7' 8" x 6' 2" ( 2.34m x 1.88m )









Total floor area 57.0 m<sup>2</sup> (614 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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96 High Street  
 BILLERICAY CM12 9BT

EPC Rating: B Council Tax  
 Band: C

Service Charge:  
 3504.00

Ground Rent:  
 574.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BCY308182](http://connells.co.uk/Property/BCY308182)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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