



53 Park Lodge, Queens Park Avenue, Billericay, Essex, CM12 9QH

Asking Price £140,000

- FIRST FLOOR RETIREMENT APARTMENT
- CLOSE TO ALDI SUPERMARKET
- NO ONWARD CHAIN
- MODERN BATHROOM
- BUILT-IN WARDROBES TO BEDROOM
- ON SITE HOUSING MANAGER
- NEARBY BUS ROUTE AND SHOPS
- BRIGHT AND SPACIOUS ACCOMMODATION
- KITCHEN WITH APPLIANCES
- QUIET LOCATION OVERLOOKING GARDEN

This naturally light and spacious retirement apartment is offered for sale with NO ONWARD CHAIN. located on the first floor of the popular warden controlled Park Lodge development in Billericay's Queens Park area. Park Lodge specifically caters for those aged 55 and over, benefitting from full use of all communal facilities, including large lounge, dining area along with well maintained communal garden areas and laundry room. This one bedroom property, is located at the back of the building, facing onto York Road and the communal gardens, making this a quiet and bright apartment with large West facing windows to the living room and bedroom. Features include, a spacious double bedroom with built-in wardrobes, living room with electric fireplace, modern fitted kitchen with appliances to remain, bathroom with fully tiled white suite, including paneled bath and shower attachment. This development is conveniently adjacent to the local 'Pantiles' shopping area with an Aldi Supermarket and the local bus service stops outside and provides easy access to Billericay High Street and Mainline Station.



Council Tax Band: C



ENTRANCE HALLWAY

10'1 x 3'1

MODERN BATHROOM

6'8 x 4'8

BEDROOM WITH BUILT-IN WARDROBES

2'2 x 2'0

LIVING ROOM

16'8 x 10'4

FITTED KITCHEN WITH APPLIANCES

14'2 x 8'9

COMMUNAL GARDENS

COMMUNAL LAUNDRY ROOM

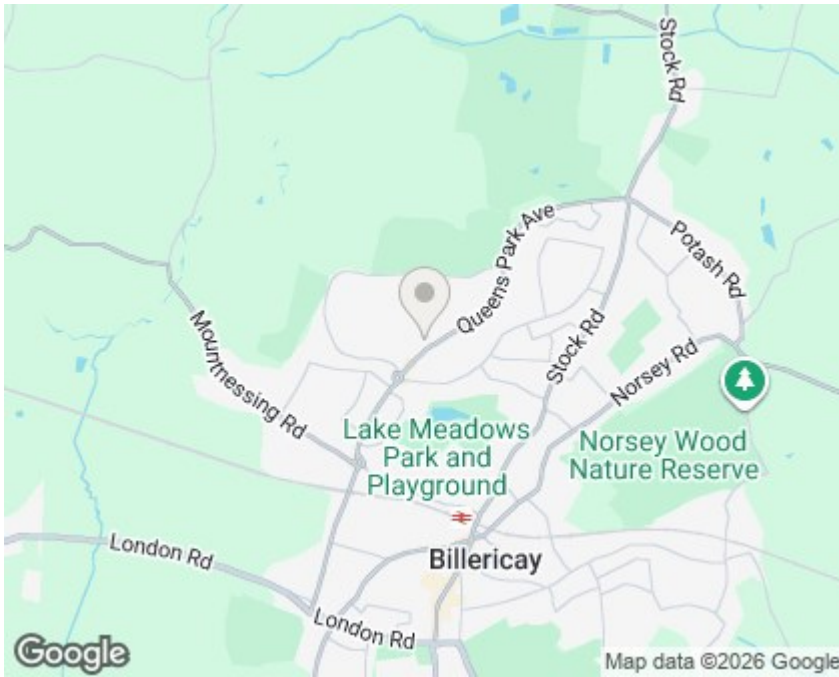
RESIDENTS PARKING

NO ONWARD CHAIN

AGENTS NOTE

A sinking fund contribution (payable on resale) applies, calculated at 0.5% of the original purchase price per year of ownership (apportioned monthly), capped at 5% after 10 years.





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		76	77
(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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