



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

Guide Price £160,000

- ONE BEDROOM
- MODERN BATHROOM
- AMPLE STORAGE
- RETIREMENT COMPLEX
- NO ONWARD CHAIN
- IMMACULATELY PRESENTED
- REFITTED BATHROOM
- OVER 55S
- WARDEN CONTROLLED
- CLOSE TO LOCAL SHOPS AND BUS STOP

Being sold with No Onward Chain, is this recently redecorated and well presented one bedroom ground floor retirement apartment, offered with no onward chain and benefiting from an extended lease with approximately 107 years remaining. The accommodation includes a bright and spacious living room with space for both seating and dining, a fitted kitchen with integrated oven, hob and washer/dryer, a generous double bedroom with built-in wardrobes, a bathroom with bath and shower over, and additional storage from the hallway. Set within a popular over-55s retirement development, the property provides a secure and sociable environment. The development is conveniently located close to local amenities including Aldi, doctors and dentist, with a bus stop directly outside offering easy access to Billericay High Street and the mainline railway station. Residents benefit from a secure entry system, on-site manager, attractive landscaped gardens, residents' parking, a large communal lounge with conservatory overlooking the patio, laundry facilities and a hair salon. An excellent opportunity for independent living within a friendly and supportive community.



Council Tax Band: C



Entrance Hall  
10'2 x 3'0

Lounge / Diner  
19' x 10'5

Kitchen  
8'4 x 6'2

Bathroom  
6'7 x 5'5

Bedroom  
16'2 x 8'8

Agents Note

Service Charge (year ending 31st March 2026):

£2,414.45 per annum.

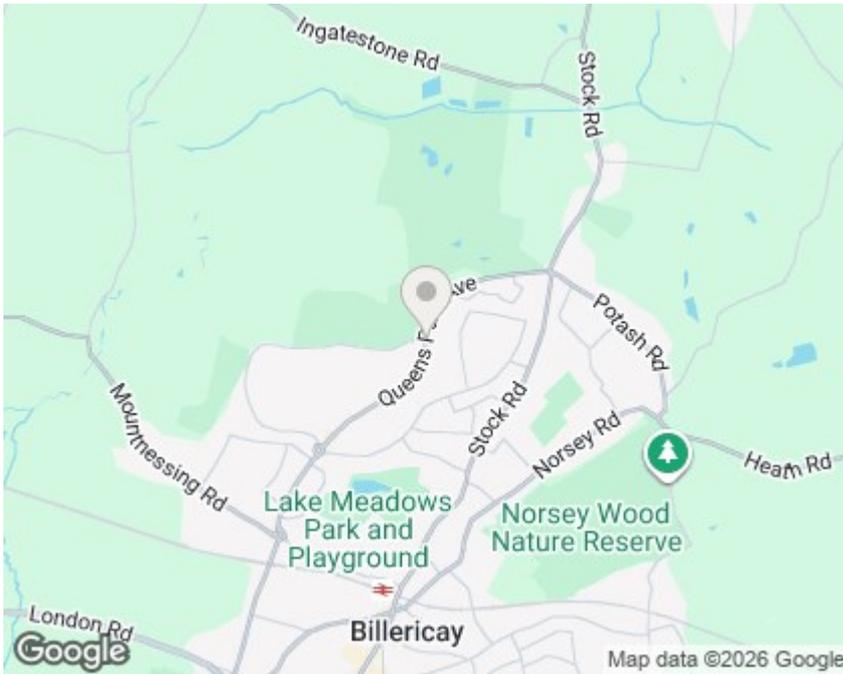
Ground Rent: £75 per annum (payable to Genesis).

Council Tax: Band C.

The service charge includes the Careline system, buildings insurance, communal water and sewerage rates, communal cleaning, utilities, general maintenance, lift maintenance, hairdressing salon and Lodge Manager.

Please note Park Lodge requires residents to be over 55. 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

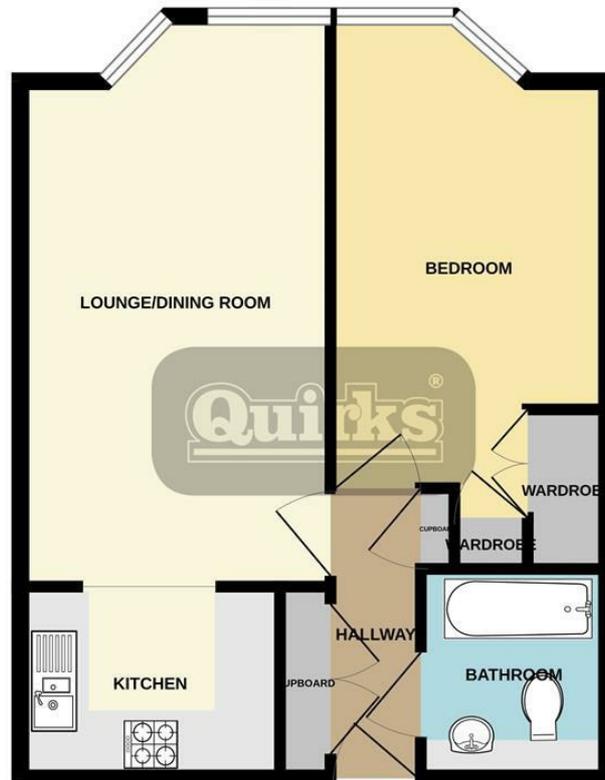
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 68                      | 73        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 477 sq.ft. (44.3 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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