

Asking Price £460,000 Leasehold

2 Bedroom, Apartment - Retirement

33, Meadow Lodge Laindon Road, Billericay, Essex, CM12 9FU

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

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Meadow Lodge

Meadow Lodge is a modern, purpose built development of 32 one and two bedroom retirement apartments located in Billericay.

Billericay is a town in the Borough of Basildon, within a 25 mile proximity of East London. The town has an array of local shops and the Lakeside shopping centre is only a half an hour drive away. The area has a couple of local nature reserves if you want to take in some fresh air.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Meadow Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Meadow Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Meadow Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT

Situated in a fantastic South-Westerly position in the development is this delightful two bedroom apartment. The property is presented in very good order throughout and is conveniently located near the Lift and Stairs.

The Living Room offers ample space for living and dining room furniture and benefits from dual aspect windows providing lots of natural light.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob, washer/dryer, fridge and frost-free freezer.

Bedroom One is a good-sized double with a walk-in wardrobe. An En-Suite offers a large curved shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Bedroom Two is another good-sized double. This room could also be used as a separate Living Room, Study or Hobby Room.

The Bathroom offers a full-sized bath tub with overhead shower and a handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

This apartment simply must be viewed!







Features

- Two bedroom second floor apartment
- Ground Source Heating
- Owners Lounge with regular social events
- Lodge Manager available 5 days a week
- 24 Hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Fully fitted kitchen with integrated appliances
- Communal gardens and parking
- A Guest Suite is available for your friends and family to stay in







Key Information

Service Charge (Year Ending 30th November 2026): £5,914.44 per annum.

Ground Rent: £625 per annum. To be reviewed September 2026.

Council Tax: Band D

999 years from 1st September 2019.

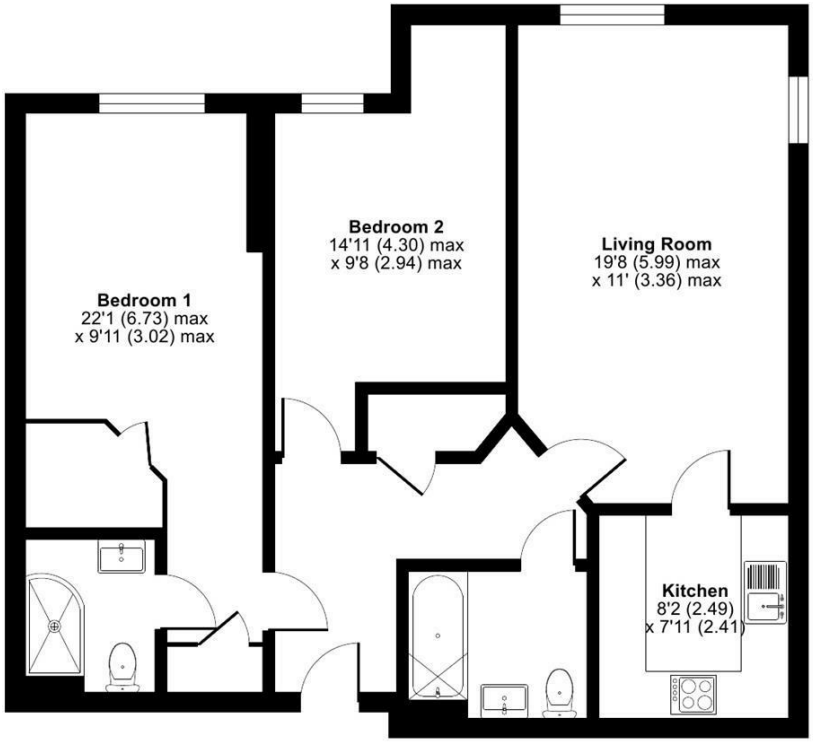
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B

Approximate Area = 844 sq ft / 78.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1355261

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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