



Asking Price £110,000 Leasehold

1 Bedroom, Apartment - Retirement

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

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Park Lodge

Park Lodge is a purpose built retirement lodge that consists of 79 Studio, one and two bedroom apartments well situated close to local shops and within two miles of Billericay town centre. 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.

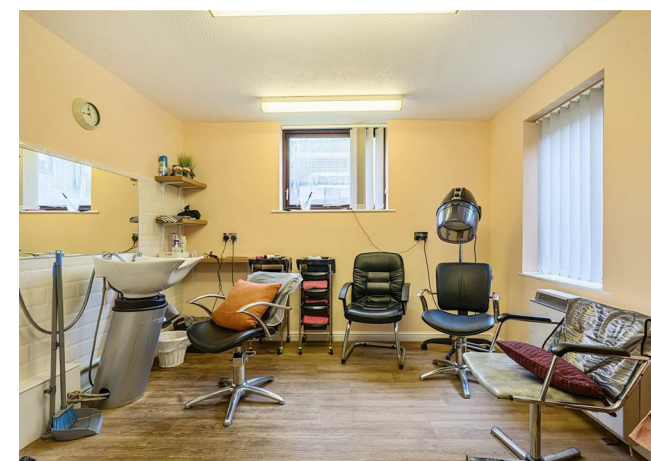
The Lodge Manager is on hand throughout the day to support the owners and keep the development in perfect shape. There is a Social Committee who arrange Quiz nights and film nights plus other events.

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

Park 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.

Park 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.

Park Lodge requires at least one apartment resident to be over the age of 55.



# Property Overview

**\*\*ONE BEDROOM GROUND FLOOR  
RETIREMENT APARTMENT\*\***

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment that has been recently redecorated and is presented in fantastic order throughout!

The Lounge is a good size room offering ample space for living and dining room furniture. A large window provides lots of natural light.

The Kitchen is accessed via the Lounge and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in oven, 4 ring electric hob with extractor hood over, washer/dryer and space for a fridge and a freezer.

The Bedroom is a generous double room with useful built in wardrobes and plenty of space for additional bedroom furniture if required.

The Bathroom offers a bath with overhead shower, a WC and wash hand basin with vanity unit beneath.

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

This apartment simply must be viewed!



# Features

- One bedroom ground floor retirement apartment
- Recently redecorated to a high standard
- No onward chain
- Landscaped gardens
- Lodge Manager available 5 days a week
- Owners Lounge and Wellbeing Suite
- 24 hour Careline system for safety and security
- Owners private parking
- Two Guest Suites are available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.



# Key Information

Service Charge (Year Ending 31st March 2025):  
£2,419.06 per annum.

Ground Rent payable to Genesis, currently £75 a year, to 17/12/2024.

Council Tax: Band C

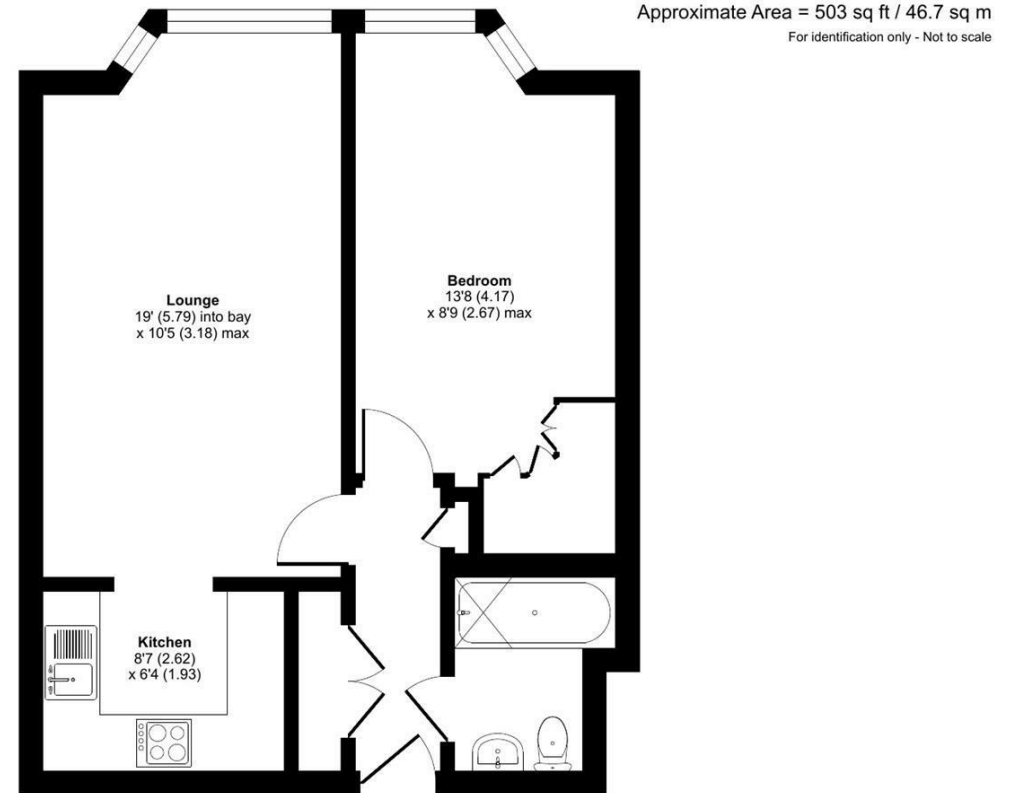
125 year Lease commencing 2008

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, communal water and sewerage rates, communal cleaning, utilities, general maintenance and lift maintenance, hairdressing salon and Lodge Manager.

A 0.5% of the original purchase price, for each year of ownership (apportioned on complete months) to a maximum of 10 years Tenure.

EPC Rating: D



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1082442

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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