



Asking Price £130,000 Leasehold

1 Bedroom, Apartment - Retirement

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

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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 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 FIRST FLOOR RETIREMENT APARTMENT\*\***

**\*\*NEW WINDOWS\*\***

Welcome to Park Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment. The property is presented in very good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A large window provides lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of 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, a fridge/freezer and washing machine. A window allows for light and ventilation.

The Bedroom is a good-sized double room with useful built-in wardrobes and plenty of space for additional bedroom furniture if required. A window keeps this lovely bedroom bright and light.

The Shower Room has a walk-in shower, handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

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

Call us today to book your viewing at Park Lodge!



# Features

- One bedroom first floor apartment
- Lodge Manager available 5 days a week
- Owners Lounge and Wellbeing Suite
- Call warden service
- Owners private parking
- Communal gardens
- Two Guest Suites are 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
- New windows throughout apartment!



# Key Information

Service Charge (Year Ending 31st March 2027):  
£2,679.72 per annum.

Approximate Area = 462 sq ft / 43 sq m  
For identification only - Not to scale

Ground Rent payable to Genesis

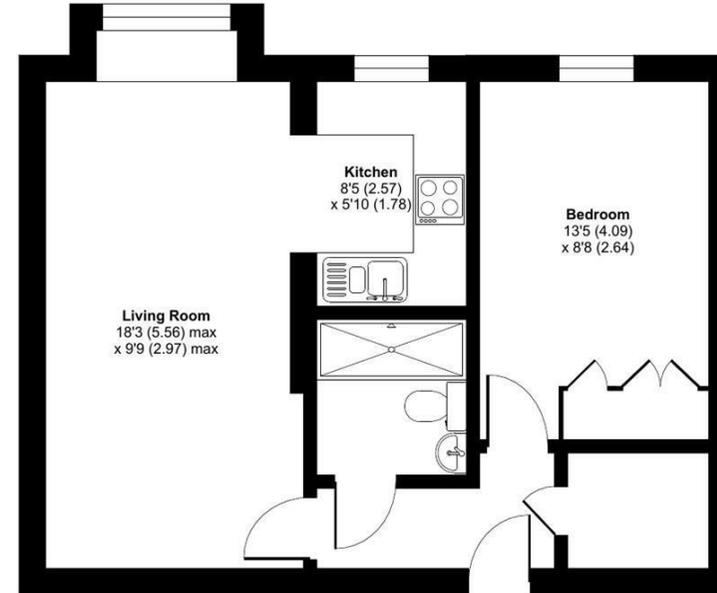
Council Tax: Band C

99 year Lease commencing 1983

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: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1336999

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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