



## Queens Park Avenue

Billericay, CM12 0QH

Leasehold  
Tax Band:

**Guide Price £195,000**



Being sold with NO ONWARD CHAIN is this well presented first floor RETIREMENT APARTMENT for over 55's, the property boasts a 94 YEAR LEASE, re-fitted shower room & kitchen, TWO GOOD SIZED BEDROOMS, spacious lounge diner, within a short walk to local shops, Call to view!



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### Communal Entrance:

Secure entrance system, access to communal lounge with access to the communal gardens, laundry room, stairs and lift to first floor, entrance door to flat.

### Entrance Hall:

Doors to lounge diner, bedroom one, bedroom two, shower room, airing cupboard, storage cupboard.

### Lounge Diner:

19'6" x 9'9" (5.94m x 2.97m)

Double glazed window to rear, storage heater, door to kitchen.

### Kitchen:

10'5" x 5'3" (3.18m x 1.60m)

Double glazed window to rear, range of wall and base units, rolled edge work surface with stainless steel sink inset, integrated electric hob, oven, part tiled walls.

### Bedroom One:

14' x 8'6" (4.27m x 2.59m)

Double glazed window to rear, storage heater, fitted wardrobes.

### Bedroom Two:

10'4" x 6'9" (3.15m x 2.06m)

Double glazed window to rear, storage heater, cupboard.

### Shower Room:

6'7" x 5'8" (2.01m x 1.73m)

Fully tiled shower cubicle, low level W/C, pedestal hand wash basin, part tiled walls, tiled flooring.

### Warden & Safety Information:

An emergency alarm pull-cord is provided in the apartment. Pulling the cord will immediately alert the warden to your need for help. If the warden off-duty, the system is linked to an emergency 24 hour Response Unit.

### Leasehold Information:

We understand the Lease to be 99 years from 2017.

The current Service Charge is £180.69 per month and includes the maintenance of the grounds, the warden and associated 24 hour emergency care costs, building's insurance and water rates.

The property owner is responsible for is their own heating, lighting, decoration & maintenance of their own apartment and Council Tax.

The Ground Rent is £75 per year.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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