



Flat 5 Fleet Lodge Lionel Road



**RICHARD
POYNTZ**

Flat 5 Fleet Lodge Lionel Road Canvey Island SS8 9DE

Offers In Excess Of £190,000



Richard Poyntz & Co are delighted to offer for sale this well-presented two-bedroom first floor flat, ideally situated close to Canvey's town centre, with shops, schools, and bus routes all within easy reach—making it an ideal purchase for first-time buyers, downsizers, or investors.

The property offers a bright and airy feel throughout and features a spacious lounge, two good-sized bedrooms, and a modern fitted kitchen complete with oven, hob, and extractor to remain. The bathroom is fitted with a contemporary three-piece white suite.

Further benefits include UPVC double glazing, a telephone entry system, communal garden areas, and resident parking.



Hallway

Spacious hallway

Lounge

13'7x9'5 (4.14mx2.87m)

A bright and inviting reception room enjoying a neutral colour palette and a soft grey carpet, creating a warm and comfortable atmosphere. A double-glazed window to the side elevation draws in natural light, while a modern electric panel heater offers efficient warmth. There's ample room for lounge furniture, with space for a sofa, media unit,

and additional occasional tables. Ideal for relaxing or entertaining, this space combines practicality with a homely charm

Kitchen

9'9x5'8 (2.97mx1.73m)

A well-equipped fitted kitchen featuring a range of white wall and base units with contrasting work surfaces, tiled splashbacks, and a stainless steel sink with mixer tap. Integrated electric oven with hob above and extractor over, plus space and plumbing for further appliances, including a

washing machine and under-counter fridge/freezer. The room is finished with neutral décor and a practical vinyl floor, offering a functional layout that maximises space and usability.

Bedroom One

11'6x8'1 (3.51mx2.46m)

Double Glazed window

Bedroom Two

11'6x8'3 (3.51mx2.51m)

Double Glazed window

Bathroom

A well-appointed three-piece bathroom suite comprising a panel-enclosed bath with shower over and curtain, pedestal wash hand basin, and low-level WC. The room is fully tiled around the bath area, with neutral walls and a modern vinyl floor underfoot. Finished with a wall-mounted mirror and chrome fittings, this space offers both function and comfort. Ideal for everyday use with practical storage potential and a bright, fresh feel throughout

Parking and Communal Gardens

As per Vendor we are advised there is one allocated parking space for the flat.

Notes

Information from the freeholder's agent will need to be verified.

Currently - Tenanted with Current rent - £850.00 pcm

Ground Rent £0

Service charges – approx. £850.00 pa

Parking - awaiting confirmation

LEASE - 125 YEARS from the 1st of January 2006

There is no ground rent as each leaseholder, automatically becomes a shareholder in the Freehold Ltd company



FIRST FLOOR



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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
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