



# FOR SALE

## Lundy Close, Southend-On-Sea SS2 6HA

£160,000 Leasehold Council Tax Band - A

1  1  1  522.92 sq ft

- One Bedroom First Floor Flat
- Spacious Double Bedroom
- Enclosed Private Garden
- No Onward Chain - Ready To Go
- Popular Location
- Open Plan Kitchen/Lounge/Diner
- Surrounded By Neatly Kept Gardens
- Three Piece Suite Bathroom
- Ideal For First Time Buyers Or Buy To Let Investors
- Near Shops, Parks, and A127

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

This one bedroom flat presents an excellent opportunity for those seeking a comfortable and convenient living space. This open-plan flat is situated on the first floor, offering a modern and airy atmosphere that is perfect for both relaxation and entertaining.

The property boasts a small private courtyard to the rear with gated access, and there is a pleasant green area at the front to look out onto. Additionally, residents will benefit from access to a communal car park at the rear, ensuring that parking should never be a concern.

The property is a leasehold and is being offered with no onward chain, making it an ideal choice for first-time buyers/buy to let investors or those looking to downsize. With its prime location and thoughtful layout, this property is sure to attract interest. Do not miss the chance to make this charming flat your new home.

## Measurements

Bedroom

15'4 x 9'10 (4.67m x 3m)

Open Plan Kitchen/Lounge/Diner

16'9 x 12'8 (5.11m x 3.86m)

Bathroom

7'6 x 6'2 (2.29m x 1.88m)

## Interior

Upon entering the property, the hallway has a large walk in storage cupboard and an airing cupboard housing the central heating boiler. The hallway leads to all rooms including an open plan kitchen/diner/lounge where the kitchen provides matching wall and base units with space for all appliances. The lounge/diner offers plenty of space for furniture and there are three double glazed windows providing lots of light. The bedroom can accommodate a large double bed, and other furniture you may require. The bathroom has a three piece modern suite comprising a bath with shower over, wash hand basin and low level w/c.

## Exterior

There is a small courtyard to the rear of the building with gated access and high fences for privacy. The communal car park can be found to the rear of the property and to the front, there is a large grass area.

## Location

The nearby A127 ensures easy access for commuters, while Southend Airport train station is just moments away. The property is in close proximity to retail parks, supermarkets, restaurants, and pubs all within easy reach. Nature enthusiasts will love the proximity to Cherry Orchard Jubilee Country Park, perfect for scenic walks, picnics, or peaceful escapes into the outdoors. For coastal adventures, Southend seafront is just a short drive away. Southend Hospital is also conveniently close, making this an excellent choice for NHS professionals seeking nearby accommodation.

## Tenure

We have been advised by the vendor the following lease details -

The maintenance charges for the year April 2025-31st March 2026 are £1405 (£ 117 per month)

Maintenance charges include £10 ground rent, £181.06 Buildings insurance

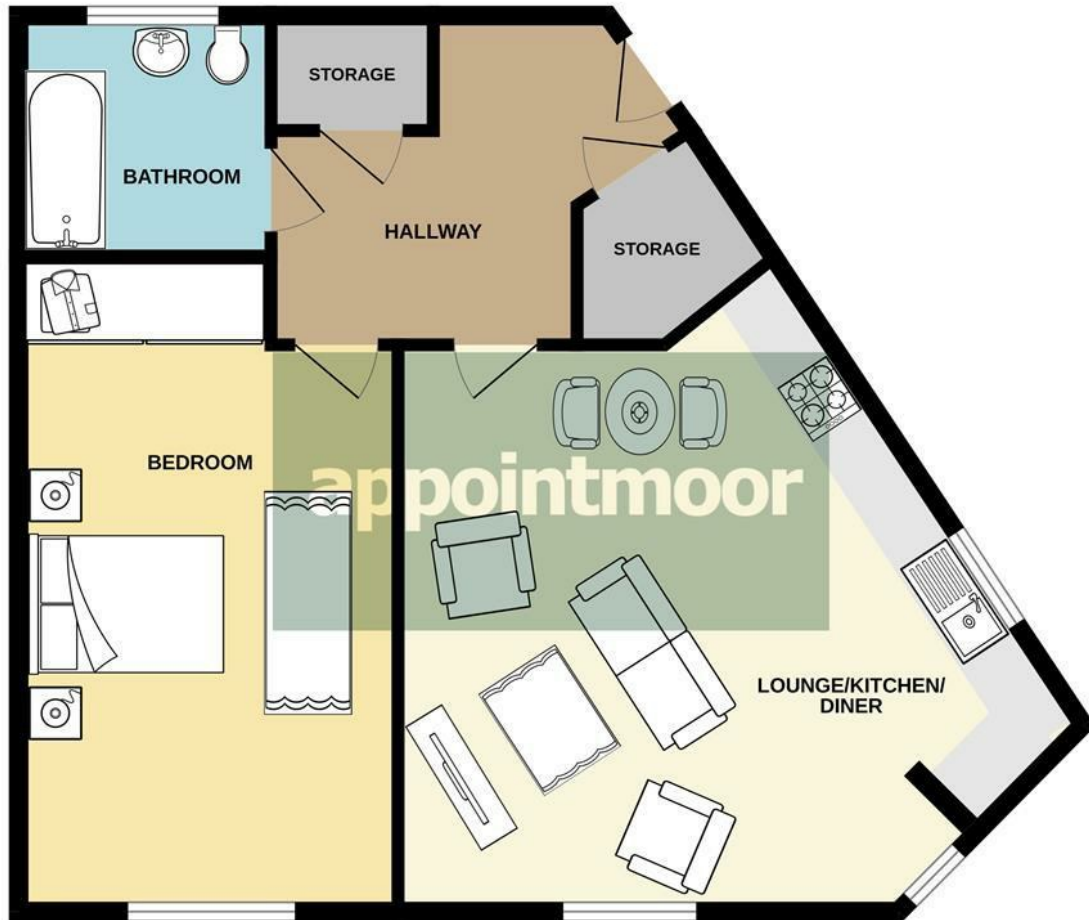
The lease is 125 years from 21 Feb 1994

SBC & South Essex Homes





# FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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