



## Southwell Close, Chafford Hundred

Guide Price £220,000



- Top floor two bedroom apartment offering excellent natural light and enhanced privacy
- Long lease of approximately 100 years remaining, ideal for both homeowners and investors
- Spacious and welcoming entrance hallway providing access to all rooms and access to loft for storage
- Generous lounge/diner, perfect for both relaxing and entertaining
- Juliette balcony overlooking well-maintained communal gardens with a feature waterfall creating a tranquil setting
- Modern, well-appointed kitchen with ample storage and workspace
- Two well-proportioned double bedrooms offering flexible living arrangements
- Contemporary family bathroom finished in a clean and neutral style
- Allocated parking space along with additional visitor parking
- Conveniently located within close proximity to Lakeside Shopping Centre and approximately 0.5 miles from Chafford Hundred railway station



**GUIDE PRICE £220,000 - £240,000.**

**Positioned on the top floor of a well-maintained development in Southwell Close, Chafford Hundred, this bright and well presented two bedroom apartment offers stylish living with a surprisingly peaceful twist — the kind of home that makes you forget you're just moments from everything you need.**

Offered with a long lease of approximately 100 years remaining, it's a smart move for first-time buyers, downsizers or investors looking for something that stands out from the crowd.

Step inside and you're welcomed by an inviting entrance hallway, leading through to a generously sized lounge/diner filled with natural light. The Juliette balcony is a real talking point, overlooking the communal gardens and their feature waterfall — because not every apartment comes with its own calming soundtrack. Morning coffee here just feels a little more luxurious, and evenings a little more relaxed.

The kitchen is modern and well thought out, offering plenty of storage and workspace, while the bathroom is sleek, practical and ready to go. Both bedrooms are great-sized doubles, giving you flexibility whether it's sleeping space, a home office or hosting friends who may end up staying longer than planned.

Outside, the property continues to impress with allocated parking, additional visitors' spaces and well-maintained communal gardens that genuinely add to the lifestyle on offer — not just something to look at from the window.

Perfectly positioned, the apartment is within easy reach of Lakeside Shopping Centre for shopping, dining and entertainment, while Chafford Hundred railway station is just 0.5 miles away, offering convenient links for commuters.

A top floor apartment that delivers light, space and a touch of calm — with just enough personality to make it feel like home the moment you walk in.



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**THE SMALL PRINT:**

Material Information: <https://reports.sprift.com/property-report/135-southwell-close-grays-rm16-6az/5174142>

Service Charge: £130.00 per month  
Annual Ground Rent: £125.00  
Length of Lease: TBC

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



### Top Floor



