



*Flat 5 Fleet Lodge Lionel Road*



# Flat 5 Fleet Lodge Lionel Road Canvey Island SS8 9DE

Asking Price £185,000



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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