



## Southwell Close, Chafford Hundred, Grays

**£239,999** Leasehold

**SOLD**

Ali & Co are proud to be bringing to the market this well presented and modern throughout two bedroom first floor apartment located 0.4 miles from Chafford Hundred Station allowing easy access to London. Calling all first time buyers, commuters and investors!!

1st Floor | Allocated Parking | Close Proximity To Lakeside Shopping Centre | Close to schools | Communal Garden | Newly Installed Water Boiler |

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**Ali&Co**  
PROPERTY SERVICES



## TWO BEDROOM APARTMENT

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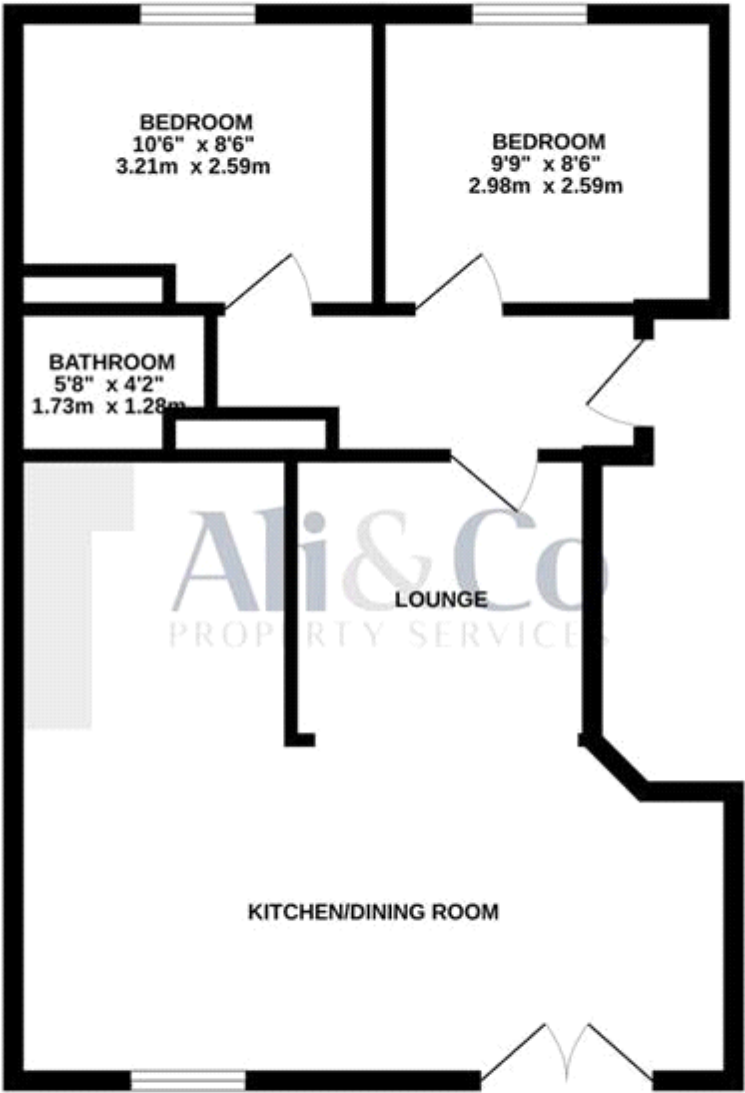
Lounge/diner  
20.92ft x 16.58ft  
Kitchen  
7.92ft x 8.58ft  
Bedroom 1  
10.33ft x 11.42ft  
Bedroom 2  
10.0ft x 11.42ft  
Bathroom  
6.75ft x 5.67ft  
Hall  
9.67ft x 5.67ft

Council Tax Band: C (Thurrock Council)  
Tenure: Leasehold (105 years)  
Ground Rent: £125 per year  
Service Charge: £1,462.26 per year  
Parking options: Off Street





GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 sq.m.) approx.

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		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(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		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.