



## Southwell Close, Chafford Hundred, Grays

**£240,000** Leasehold

Ali & Co are proud to present this well-presented and modern two-bedroom first floor apartment, just 0.4 miles from Chafford Hundred Station, offering easy access to London. Ideal for first-time buyers, commuters, and investors.

Allocated parking | Close to Lakeside | Close to schools | Close To Station | Two Bedroom Apartment |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## FANTASTIC TWO BEDROOM APARTMENT

Ali & Co are proud to present this well-presented and modern two-bedroom first floor apartment, just 0.4 miles from Chafford Hundred Station, offering easy access to London. Ideal for first-time buyers, commuters, and investors, this property is situated in a fantastic location with everything you could possibly need on your doorstep.

Upon entering, you are greeted by a spacious open-plan lounge/diner/kitchen, complete with a Juliette balcony. The kitchen features a timeless design with dark wood cabinetry, grey work surfaces, and silver accents, creating a stylish and practical space to cook and entertain family and friends.

Both bedrooms are well-proportioned and complemented by a family bathroom. Externally, the property benefits from allocated parking spaces, as well as additional visitor parking. Overlooking beautifully manicured communal gardens and a peaceful fountain, it provides a serene backdrop to everyday living.

Southwell Close is ideally located for access to local amenities, restaurants, bars, and shopping, and is a short distance from Lakeside Shopping Centre, offering an extensive shopping experience and nightlife. Excellent transport links are provided via the A13 and M25, connecting you quickly to London and surrounding areas.

Ali & Co anticipate a high level of interest in this property. Call now to secure your viewing!

### Accommodation:

Lounge/Diner: 20.92 ft x 16.58 ft

Kitchen: 7.92 ft x 8.58 ft

Bedroom 1: 10.33 ft x 11.42 ft

Bedroom 2: 10.0 ft x 11.42 ft

Bathroom: 6.75 ft x 5.67 ft

Hall: 9.67 ft x 5.67 ft

Council Tax Band: C (Thurrock Council)

Tenure: Leasehold (100 years)

Ground Rent: £250 per year

Service Charge: £1,920 per year

Parking options: Off Street, Residents







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(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	

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.