



*Flat 5 Fleet Lodge Lionel Road*



**RICHARD  
POYNTZ**



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

Offers In Excess Of £190,000



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



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.  
Made with Metropix 12/2025

**Misrepresentation Act 1967:** These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

**Property Misdescription Act 1991** The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



**Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto:rp@richardpoyntz.com)**  
**Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA**

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45  
 Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.  
 Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

