

SOUTHEND-ON-SEA \ £115,000

Lancaster Gardens, SOUTHEND-ON-SEA, Essex, SS1 2NT



ATTENTION INVESTORS AND FIRST TIME BUYERS! Excellent opportunity to purchase this good size first floor flat needing some general modernisation having large lounge/diner, kitchen, double bedroom and bathroom suite together with an allocated parking space and entry phone system. Also benefiting from a long lease in excess of 150 years and no onward chain.

Situated in this convenient location being approximately 10 minutes walk from mainline station whilst also having local shops, amenities and bus routes nearby. The Seafront and Southend High Street are also within easy reach, as the owner's sole agents viewings are strongly advised.

Call 01702 555888 to find out more...

Quote Ref:
EAH210008

Nº of bedrooms

1

Style of property

First Floor Flat

Parking

Allocated Parking Space

Location

Convenient

- Residential
- Commercial
- Lettings
- Financial

Making property personal since 1972

Good Size One Bedroom First Floor Flat \ Lounge/Diner 15' x 11'10 \ Kitchen 12' x 6'1 \ Bedroom 10'5 x 9' \ Bathroom 6'10 x 5'8 \ Allocated Parking Space \ Entry Phone System \ Combination Boiler \ Walking Distance To Mainline Station, Bus routes And Shops \ Seafront And Southend High Street Within Easy Access \ Needing Some General Modernisation \ Long Lease In Excess Of 150 Years \ No Onward Chain \ Viewings Advised

Accommodation Comprises \

Communal entrance door with entry phone system leading to communal hallway with stairs leading to first floor, private entrance door to:

Entrance Hall \ Fitted carpet, power points, radiator, doors to accommodation off.

Lounge/Diner 15' x 11'10 \ Good size reception room having double glazed window to rear, fitted carpet, power points, T.V point, radiator, entry phone system, doorway to:

Kitchen 12' x 6'1 \ Stainless steel sink and drainer unit, roll edge worktops with cupboards and drawers beneath and matching eye level units, space and plumbing for washing machine, space for cooker, wall mounted combi boiler, power points, breakfast bar facility.

Bedroom 10'5 x 9' \ Double glazed window to rear, fitted carpet, power points, radiator.

Bathroom 6'10 x 5'8 \ Three piece suite comprising panelled bath, vanity wash basin, low flush w.c, tiled walls, vinyl flooring, extractor fan.

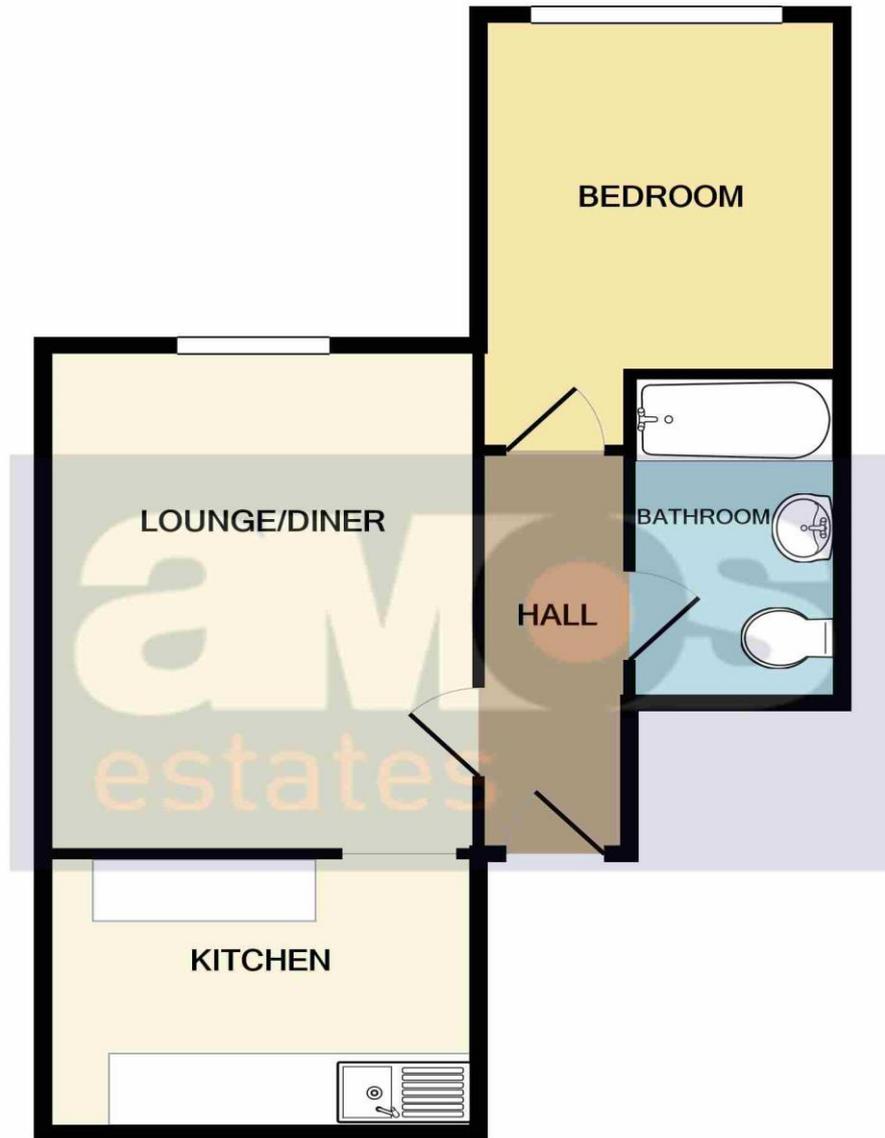
Parking \ To the rear of the block there is a communal car park with one allocated parking space.

Lease Info \ We understand there is a lease in excess of 150 years. The property is also sold with one tenth share of the freehold. Service Charge is approximately £65 per month.



Please Note \ The property is currently let achieving £565 per calendar month. The tenant informs us he is willing to continue the tenancy.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £300 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.