

# Ist Call

## SALES AND LETTINGS



### Lancaster Gardens, Southend-On-Sea, SS1 2NT

**£225,000**

Spacious 2 double bed first floor flat! Large kitchen/diner, modern bathroom, parking. Near city centre & stations. Double glazing, gas central heating. Beautifully presented. Must view!

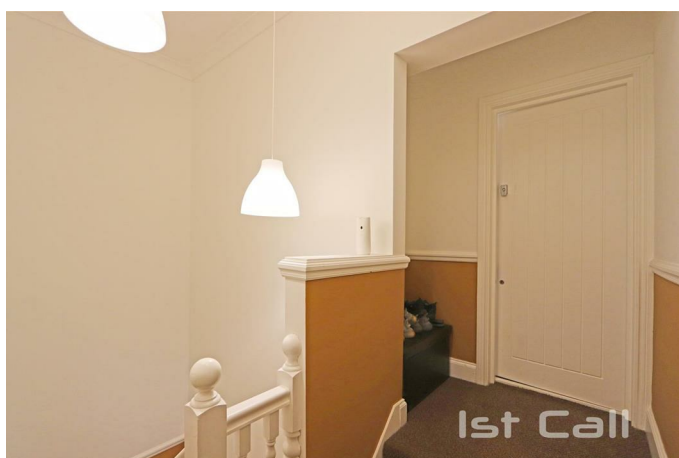
This spacious two-bedroom first floor apartment offers impressive accommodation that's beautifully presented throughout. The standout feature is the generous kitchen and dining area, creating a wonderful sociable space perfect for both everyday living and entertaining guests. The bright south facing living room offers comfortable living space whilst two comfortable double bedrooms provide flexible accommodation for couples, small families, or professional home working arrangements, while the contemporary bathroom showcases modern fixtures and quality finishes. The location offers exceptional convenience, with Southend city centre and mainline railway stations both within easy reach - ideal for commuters and those seeking vibrant urban amenities. Modern comfort is assured with double-glazed sash windows providing peaceful living and efficient gas central heating ensuring year-round warmth. The valuable benefit of an off-street parking space adds significant practical value in this central location, providing secure, convenient vehicle storage. This property represents an excellent opportunity for first-time buyers, professionals, or investors seeking quality accommodation in a prime position with outstanding transport links. An internal viewing is recommended to fully appreciate the spacious feel and quality presentation this excellent apartment offers.



## Accommodation Comprising



Front door leading to communal entrance lobby with staircase to first floor landing. Own front door to...



## Entrance Hall



Loft access, dado rail, smooth plastered ceiling with recessed spotlights, doors off to...

## Lounge 13'5 into bay x 10'10 (4.09m into bay x 3.30m)



Double glazed sash bay window to front, radiator, built in alcove storage cupboards, picture rail, smooth plastered coved ceiling with recessed spotlights...

## Kitchen/ Diner 11'1 x 10'10 (3.38m x 3.30m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, space for gas cooker with extractor hood over, space and plumbing for washing machine, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, smooth plastered coved ceiling with recessed spotlights, double glazed sash windows to side...



**Bedroom 1 13'9 into bay x 10'9 (4.19m into bay x 3.28m)**



Double glazed sash bay window to front, radiator, dado rail, smooth plastered coved ceiling with recessed spotlights...

**Bedroom 2 11' x 10'10 (3.35m x 3.30m)**



Double glazed sash window to rear, radiator, dado rail, smooth plastered coved ceiling with recessed spotlights...

## Bathroom



White suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level W.C., heated towel rail, tiled splashbacks and flooring, smooth plastered coved ceiling, obscure double glazed sash window to front...

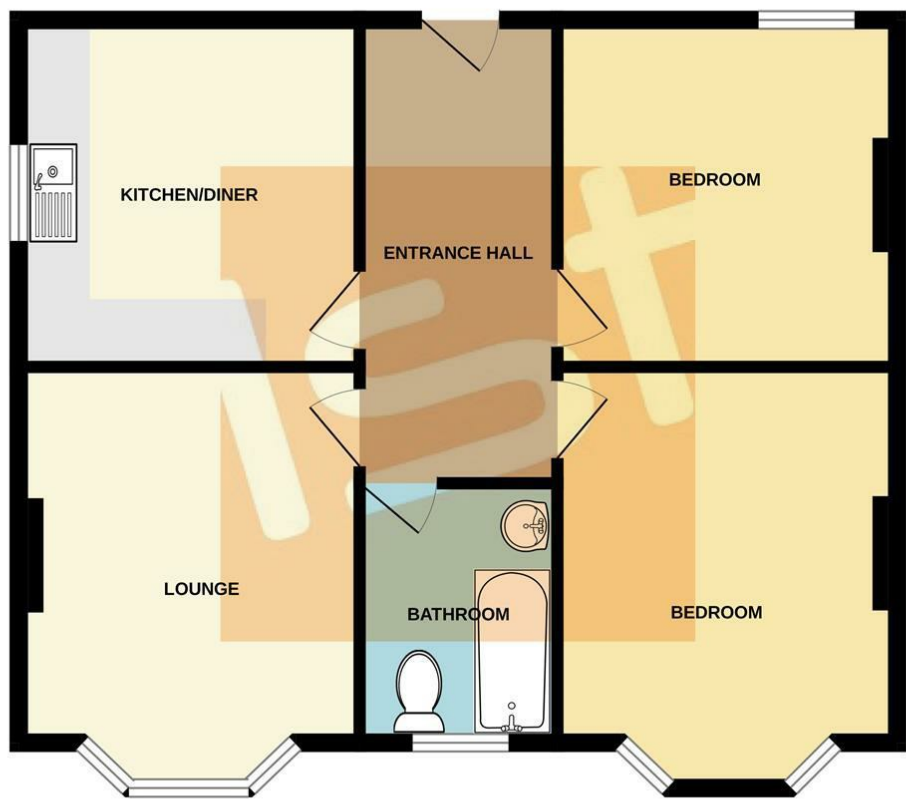
## Externally

Allocated off street parking space to front of property...



Floor Plan

1ST FLOOR

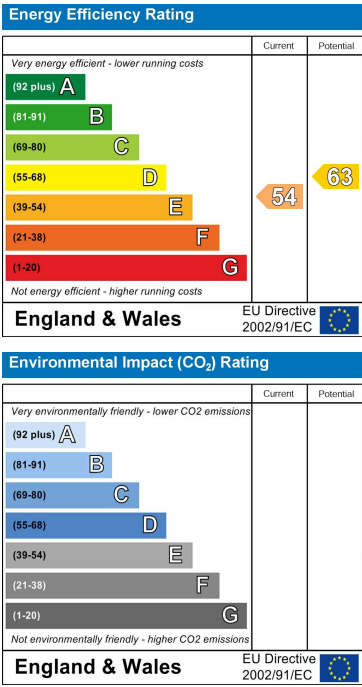


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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Area Map



Energy Efficiency Graph



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