



\* NEW LEASE UPON COMPLETION \* PARKING \* INCREDIBLE VALUE \* SHORT WALK FOR BOTH TRAIN LINES TO LONDON \*

Bear Estate Agents are pleased to offer for sale this first floor one bedroom apartment situated within a quiet turning in the heart of Southend. This property presents an excellent investment opportunity or first-time buy and is ideally positioned for access into Southend town centre, whilst being within easy reach of both mainline train links into London, offering strong long term rental appeal.

The property comprises a good size lounge, separate kitchen, double bedroom and bathroom. While the flat would benefit from a degree of modernisation and TLC, it offers genuine scope for improvement and value enhancement.

Externally there is parking available, adding further practicality for both owner occupiers and tenants alike.

The property is currently tenanted, providing immediate rental income for an incoming investor. There will be a new lease of over 100 years upon completion.

An affordable entry point into a highly convenient location with excellent transport links, this is a superb opportunity for those looking to add to their portfolio or secure a well located investment.

- One Bedroom Flat
- New Lease Upon Completion
- Walking Distance To Southend Seafront & Award Winning Beach's
- Close To Local Amenities
- Off Street Parking
- No Onward Chain
- Close to Both Train Stations Servicing London Liverpool Street & Fenchurch Street

## Lancaster Gardens

Southend-on-Sea

**£110,000**

Offers Over



# Lancaster Gardens



## Frontage

The property is approached by an independent private driveway with parking to the building, private entrance, stairs to first floor and doors to apartment.

## Hallway

Entered via a solid wood door, doors to main bathroom and lounge, dining kitchen area and bedroom, high ceilings, coving to ceiling edge and power points.

## Main Bathroom

5'3 x 6'5

Tiled flooring throughout, tiled walls, high ceilings with coving to ceiling edge, dual flush WC, pedestal sink, panelled bath unit with over head shower.

## Lounge Diner

18'4 x 9'5

Wall mounted radiator, power points, double glazed window to the front and carpeted flooring throughout.

## Kitchen

7'3 x 8'4

Shaker style top and base units, roll top worksurface, tiled flooring, four ring gas hob with extractor fan above, central ceiling light, high ceilings with coving to ceiling edge and tiled splashbacks.

## Bedroom One

12'0 x 7'1

Double glazed windows to the front aspect, space for storage, power points and carpeted flooring throughout.

## Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Council Tax Band -

EPC - C Valid until 26 September 2032

Ground Rent - £75 PA

## Lease Information

New lease upon completion.

## Ground Rent

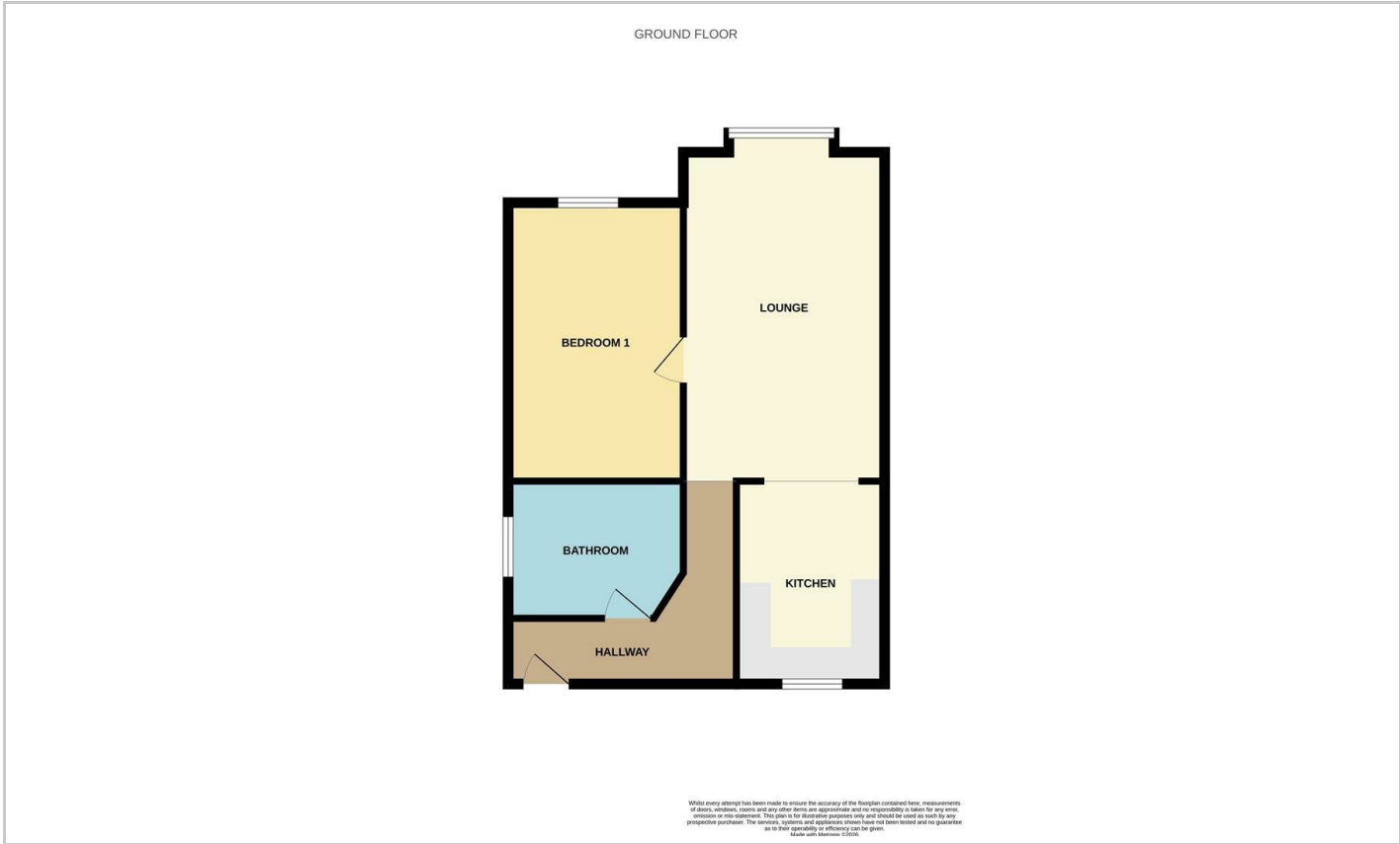
50 per year from 1 January 1986 to 31 December 2018

£75 per year from 1 January 2019 to 31 December 2041

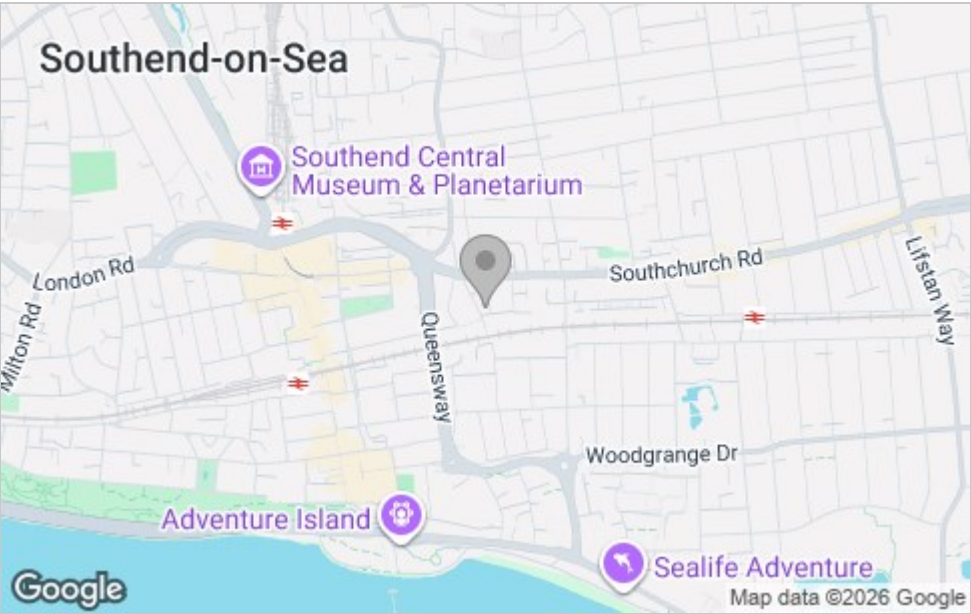
£100 per year thereafter



Floor Plan



Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

