



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Lancaster Gardens, Southend-On-Sea



Morgan Brookes believe - This ground floor apartment is prominently located in the heart of Southend-on-Sea & would be a great purchase for a couple or single person alike! The accommodation has been well kept throughout & comprises of a spacious living/dining room, kitchen, master bedroom & shower room.

Our Sellers love - The location which offers something for everyone, from grabbing a spot of lunch & shopping in the High Street to visiting the aquarium or even the local theme park! The transport links are appreciable too, with the property being within proximity to three mainline stations, this property would be great for a commuter.

Key Features

- Ground Floor Apartment.
- One Double Bedroom.
- Superb Condition Throughout.
- Secure Building with Affordable Charges.
- Allocated Off-Street Parking.
- Within Walking Distance to Southend City Centre.
- Positioned Within Proximity of Three Mainline Stations.
- Call Morgan Brookes Today.

**Offers in Excess of
£150,000**



Lancaster Gardens, Southend-On-Sea

Entrance Hall

12' 2" x 2' 11" (3.71m x 0.89m)

Radiator, carpet flooring, doors leading to:

Living/Dining Room

14' 6" x 12' 0" (4.42m x 3.65m)

Double glazed window to rear aspect, radiator, smooth ceiling, carpet flooring, opening to:

Kitchen

11' 7" x 6' 6" (3.53m x 1.98m)

A range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, five point gas hob with extractor fan over, integrated oven, space for fridge freezer, space & plumbing for appliances, wall mounted combi boiler, splash back tiling, smooth ceiling, tile effect flooring.

Master Bedroom

10' 5" x 9' 1" (3.17m x 2.77m)

Double glazed window to rear aspect, radiator, smooth ceiling, carpet flooring.

Bathroom

6' 10" x 5' 6" (2.08m x 1.68m)

Wet room, wall mounted shower system, wash hand basin, radiator, low level W/C, radiator, extractor fan, tiled walls, laminate flooring.

Communal Garden

Mature trees, mainly laid to lawn.

Parking

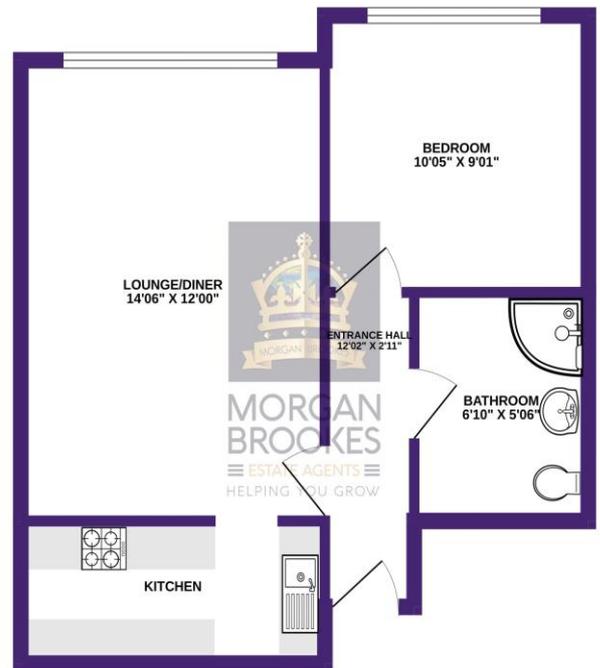
One allocated parking space

Additional Information

Council Tax Band: A

Length Of Lease: Freehold

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 439 sq.ft. (40.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Local Authority Information
Southend-on-Sea Borough Council
Council Tax Band: A

01268 755626

morganbrookes.co.uk

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.