



Lancaster Gardens
Southend-on-Sea
Essex
SS1 2NS

Offers in Excess of £220,000

bettermove 

Lancaster Gardens

Southend-on-Sea

Bettermove are delighted to welcome to the market this charming 2 bedroom split level first and second floor maisonette in Southend-on-Sea.

The property benefits from double glazing, gas central heating (boiler only being 1 year old) and on street parking available with a residents' permit only. The council tax band is A.

The is sold with a share of the freehold; there are 121 years remaining on the lease - there is no ground rent or service charge payable.

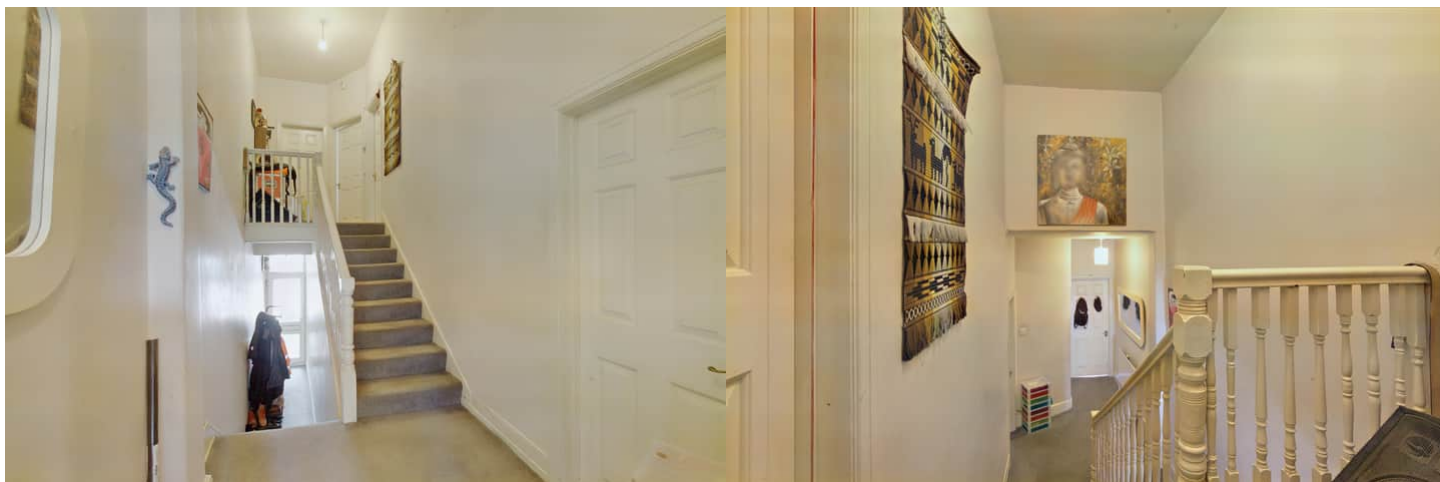
The interior of this well presented property comprises a fitted kitchen and family bathroom on the lower level. The first floor consists of a spacious bay fronted lounge and 2 bedrooms. The exterior boasts a balcony to the rear overlooking private lawned gardens, perfect for enjoying the summer months.

Situated in the popular Southend-on-Sea city centre, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A127, Southend Central and Victoria rail stations, both within a 10 minute walk, providing mainline rail connections to London Liverpool Street and Fenchurch Street.

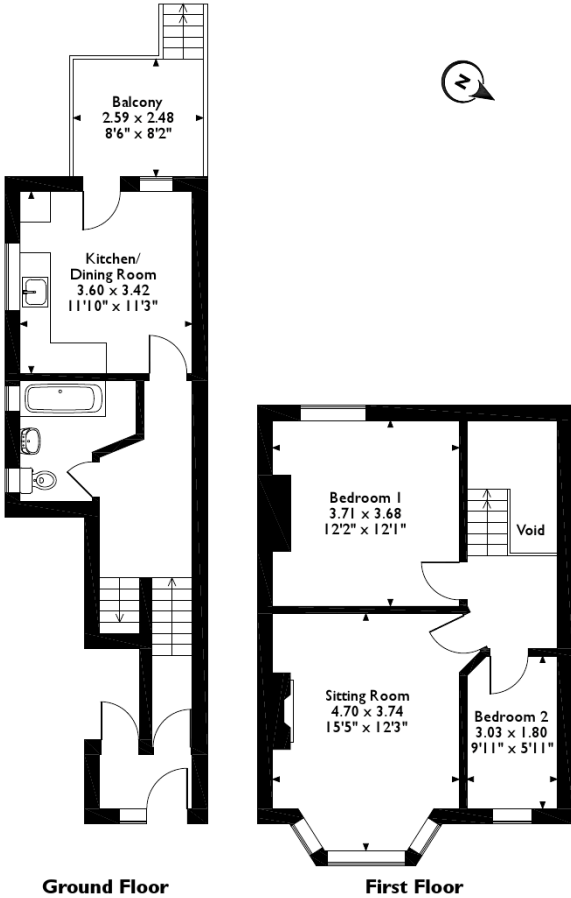
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



Lancaster Gardens, Southend-on-Sea, Essex
 Approximate Gross Internal Area
 71 Sq M/764 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk