

stuart
thomas



- 999 YEAR LEASE
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- WELL FITTED KITCHEN

11 Lancaster Gardens, Southend-on-Sea, SS1 2NS

£160,000

WHAT A FIND! A lower ground floor flat with its own PRIVATE GARDEN and OFF STREET PARKING to the front. With HIGH CEILINGS this flat really must be seen to appreciate the SIZE OF THE ACCOMMODATION on offer. The WELL FITTED KITCHEN has DIRECT ACCESS to the REAR GARDEN. Large bathroom with a 4 piece suite, spacious LOUNGE and DOUBLE BEDROOM.



Property Description

LARGE ENTRANCE HALL

21' 8" x 5' 4" narrowing to 3' 10" (6.6m x 1.63m) Carved wood Entrance door with a spyhole leads to the spacious entrance hall. Cupboard housing the electric meter. Radiator. Laminate flooring, built in storage cupboard.

LOUNGE

14' 4" into the bay" x 13' 2" (4.37m x 4.01m) Bay window to the front. Picture rail, laminate floor. Double radiator.

KITCHEN/DINER

11' 5" x 11' 1" (3.48m x 3.38m) This well fitted kitchen has ample space for a table and chairs. A range of units at eye and base level with ample work surfaces over. Stainless steel sink unit. 4 ring gas hob with an extractor cooker hood and built under oven. Space and plumbing for a washing machine. Cupboard housing a concealed Vaillant gas fired central heating boiler. Radiator. Half glazed door and windows in the bay leading direct to the rear garden.

BEDROOM ONE

11' 9" max into recess" x 11' 4" (3.58m x 3.45m) Window to the rear. Radiator.

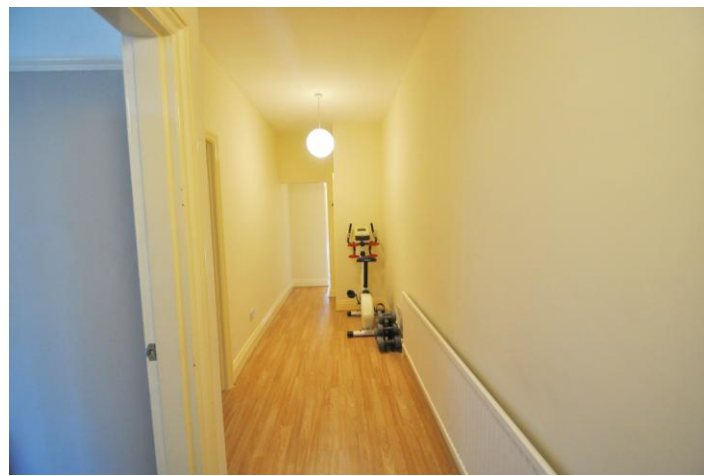


BATHROOM

This good size bathroom has a 4 piece white suite comprising a low level wc pedestal wash hand basin panelled bath and corner shower cubicle. Obscure window to the side. Double radiator. Half tiled to visible walls in ceramics and a tiled floor.

OFF STREET PARKING

To the front of the property for one vehicle.



PRIVATE REAR GARDEN

This well laid out rear garden is secluded and divided into separate areas including a large shingled area, artificial lawn and further concrete area. Screen fencing to the boundaries.

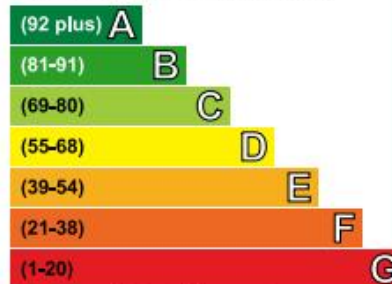
Lease We understand a NEW 999 year lease is to be granted.

NB Please note there is a restriction in the lease to say there are NO PETS allowed.



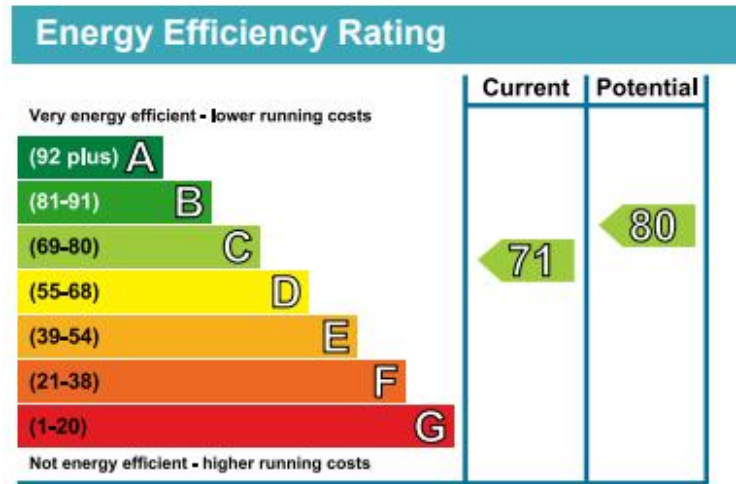
Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 71 | 80 |



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements