01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

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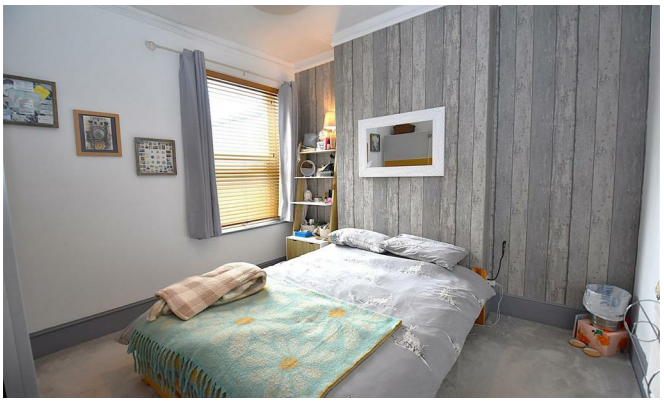

Lancaster Gardens, Southend-on-Sea, SS1 2NS
Offers In Excess Of £160,000

Horizon Estate Agents are pleased to bring to the market this SHARE OF FREEHOLD spacious ground floor one bedroom apartment situated close to local amenities. The property comprises of a large lounge with a bay window, double bedroom, bathroom, kitchen and direct access to rear garden. The property further benefits from being a share of freehold with £0 ground rent, £0 service charge and a 900+ year lease. Close to local shops, amenities and mainline railway stations to London, Liverpool Street and London, Fenchurch Street.

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Communal entrance
Obscured entrance door, smooth plastered ceiling, carpeted, hard wood entrance door to:

Hallway
Coving to smooth plastered ceiling, loft access, radiator, power points, carpeted,

Lounge
14'4 x 13'3 (4.37m x 4.04m)
Upvc double glazed bay window to front aspect, coving to smooth plastered ceiling, feature fireplace, radiator, power points, carpeted.

Bedroom
11'8' x 11'4 (3.56m' x 3.45m)
Upvc double glazed window to rear aspect, coving to smooth plastered ceiling, radiator, power point, carpeted.

Bathroom
Three piece suite in need of some modernisation comprising wash hand basin, close coupled W.C, bath with shower attachment over, two windows to side aspect, part tiled walls, heated towel rail, tiled flooring, textured ceiling.

Kitchen
12' x 11'6 (3.66m x 3.51m)
A range of eye and base level units, with working surfaces over, inset stainless steel sink with drainer unit, extractor fan, space and plumbing for appliances, radiator, power points, tiled flooring, upvc double glazed door to rear garden, upvc double glazed window to rear aspect, smooth plastered ceiling. In need of some modernisation.

Rear of property
Decked stairs leading to rear garden.

Front of property
Permit street parking.

Additional Information
Tenure - Share of Freehold
Length of Lease - 956 Years remaining.
Ground Rent - £0
Service Charge - £0
Council - Southend Borough Council
Council Tax band -A

Agents Note
We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.

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GROUND 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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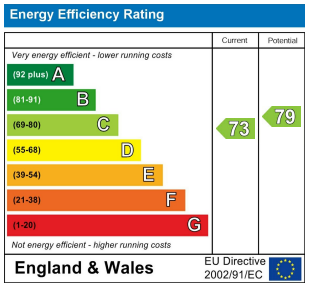

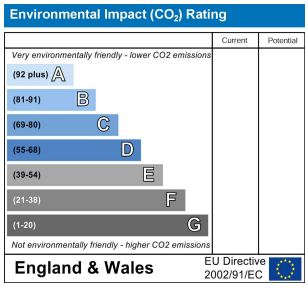

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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