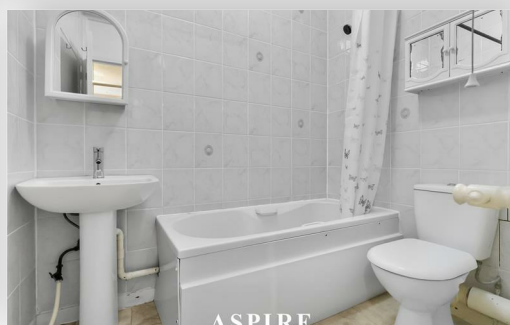
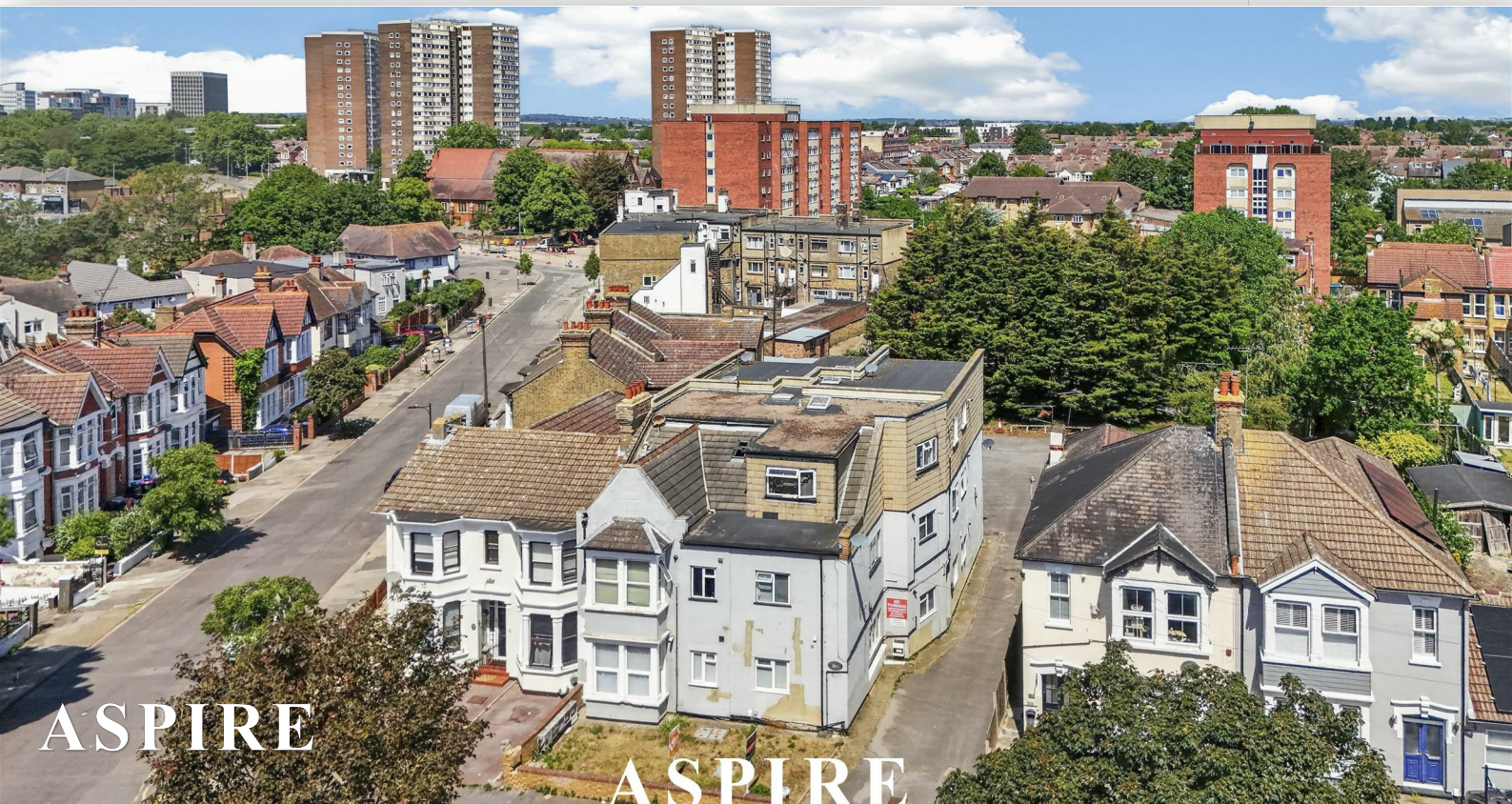


**To arrange a viewing contact us  
today on 01268 777400**



## **Lancaster Gardens, Southend-On-Sea £950 Per month**

A well-presented one bedroom apartment situated in a convenient Southend location, offering bright and spacious accommodation throughout. Recently refreshed with neutral décor and modern finishes, this property is ideal for professionals or couples seeking comfortable living close to local amenities and transport links.

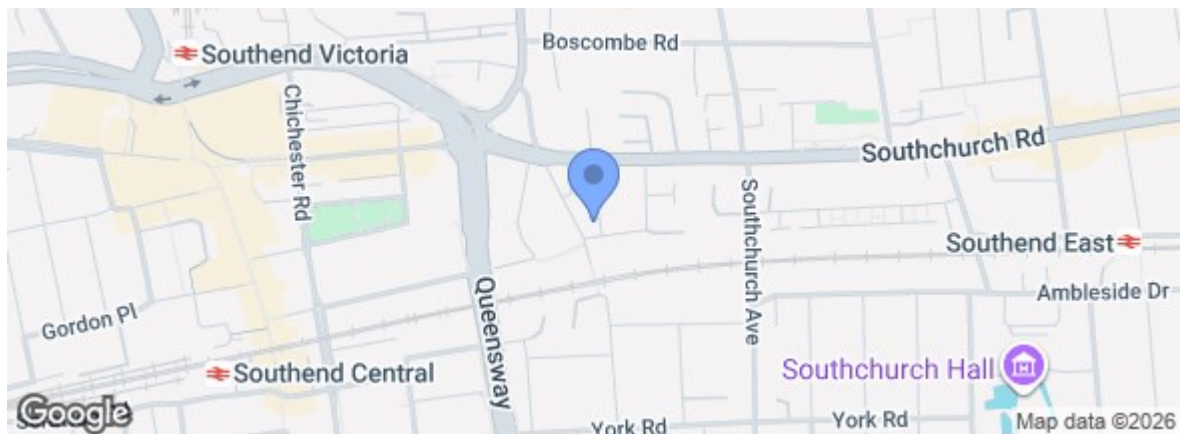
The apartment features a generous lounge with large windows allowing plenty of natural light, a fitted kitchen with integrated oven and gas hob, a modern bathroom suite, and a good-sized double bedroom. The property also benefits from gas central heating, double glazing, and a clean, contemporary finish throughout.

Located within easy reach of Southend town centre, local shops, bus routes, and Southend Victoria & Southend Central stations, the property offers excellent access for commuters and those wanting to enjoy the seafront and surrounding amenities.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.