



Bear Estate Agents are pleased to offer for sale this first floor one bedroom apartment situated within a quiet turning in the heart of Southend. This property presents an excellent investment opportunity for cash buyers and is ideally positioned for access into Southend town centre, whilst being within easy reach of mainline train links into London, offering strong long term rental appeal.

The property comprises a good size lounge, separate kitchen, double bedroom and bathroom. While the flat would benefit from a degree of modernisation and TLC, it offers genuine scope for improvement and value enhancement.

Externally there is parking available, adding further practicality for both owner occupiers and tenants alike.

The property is currently tenanted, providing immediate rental income for an incoming investor. Please note the lease length is low and therefore the property is suited to cash buyers only.

An affordable entry point into a highly convenient location with excellent transport links, this is a superb opportunity for those looking to add to their portfolio or secure a well located investment.

Lancaster Gardens

Southend-On-Sea

£125,000

Offers Over

- One Bedroom Flat
- Close To Local Amenities
- Walking Distance To Southend Seafront & Award Winning Beach's
- Cash Buyers Only
- Off Street Parking
- No Onward Chain
- Close to Local Train Station Servicing London Liverpool Street & Fenchurch Street



Lancaster Gardens



Frontage

The property is approached by an independent private driveway with parking to the building, private entrance, stairs to first floor and doors to apartment.

Hallway

Entered via a solid wood door, doors to main bathroom and lounge, dining kitchen area and bedroom, high ceilings, coving to ceiling edge and power points.

Main Bathroom

5'3 x 6'5

Tiled flooring throughout, tiled walls, high ceilings with coving to ceiling edge, dual flush WC, pedestal sink, panelled bath unit with over head shower.

Lounge Diner

18'4 x 9'5

Wall mounted radiator, power points, double glazed window to the front and carpeted flooring throughout.

Kitchen

7'3 x 8'4

Shaker style top and base units, roll top worksurface, tiled flooring, four ring gas hob with extractor fan above, central ceiling light, high ceilings with coving to ceiling edge and tiled splashbacks.

Bedroom One

12'0 x 7'1

Double glazed windows to the front aspect, space for storage, power points and carpeted flooring throughout.

Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band -

EPC - C Valid until 26 September 2032

Ground Rent - £75 PA

Lease Information

Original lease term: 99 years

Lease commencement date: 1 January 1986

Lease expiry date: 31 December 2084

No Fixed Service Charge, Works Based Annually.

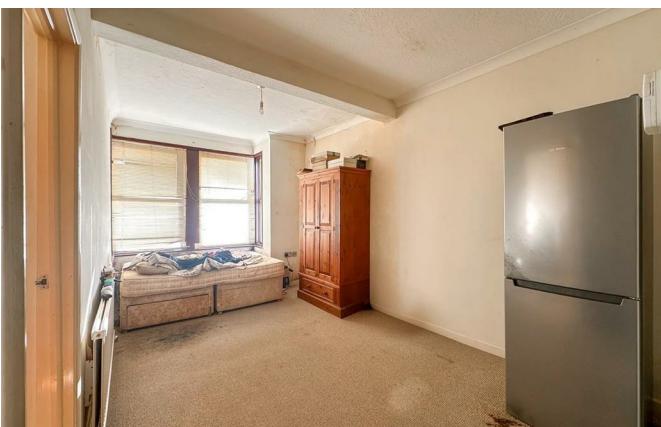
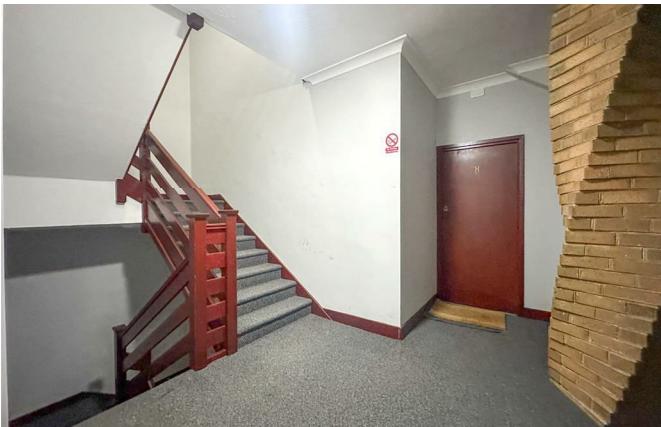
Unexpired term: Approximately 58 years remaining (as of 2026)

Ground Rent

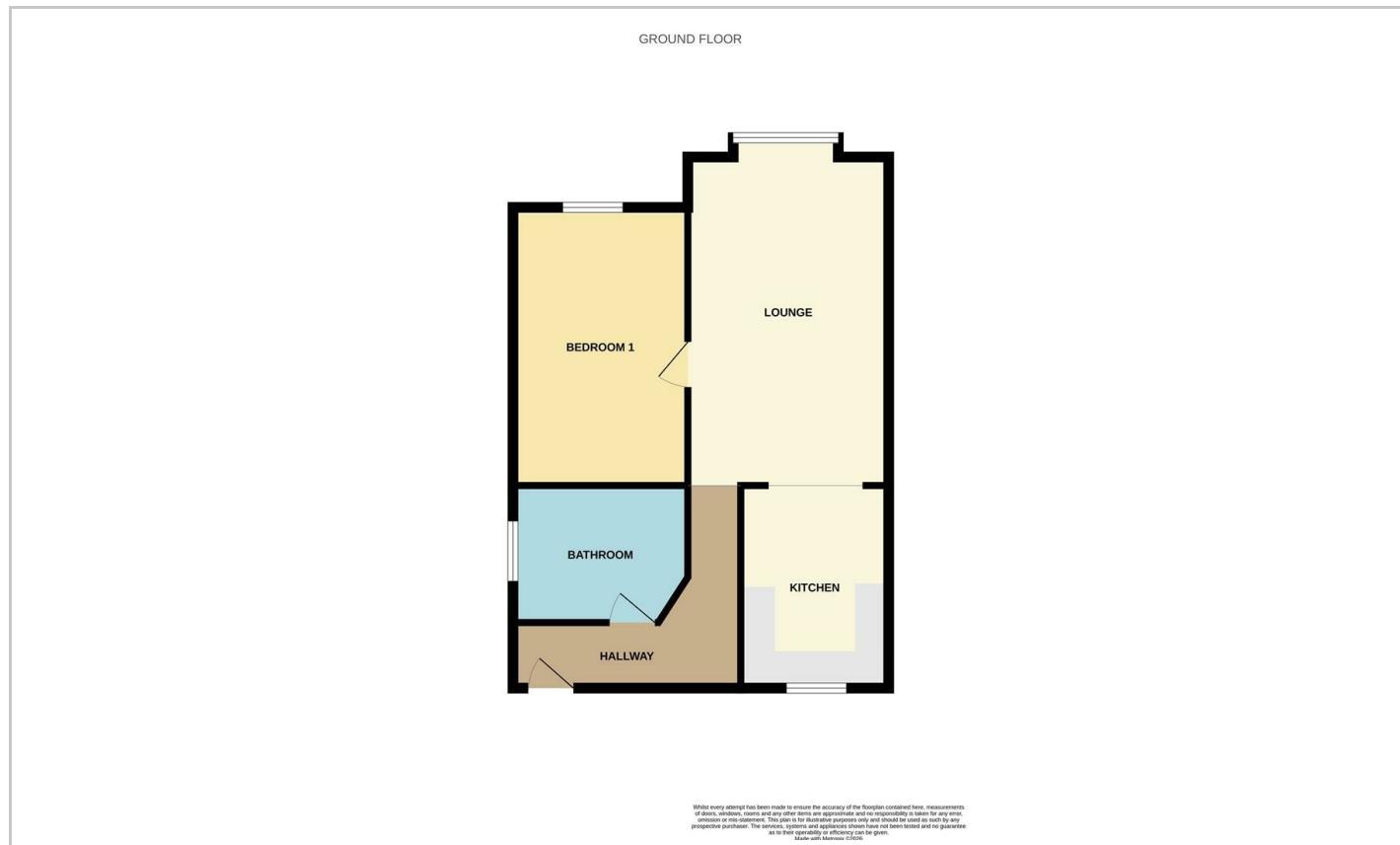
50 per year from 1 January 1986 to 31 December 2018

£75 per year from 1 January 2019 to 31 December 2041

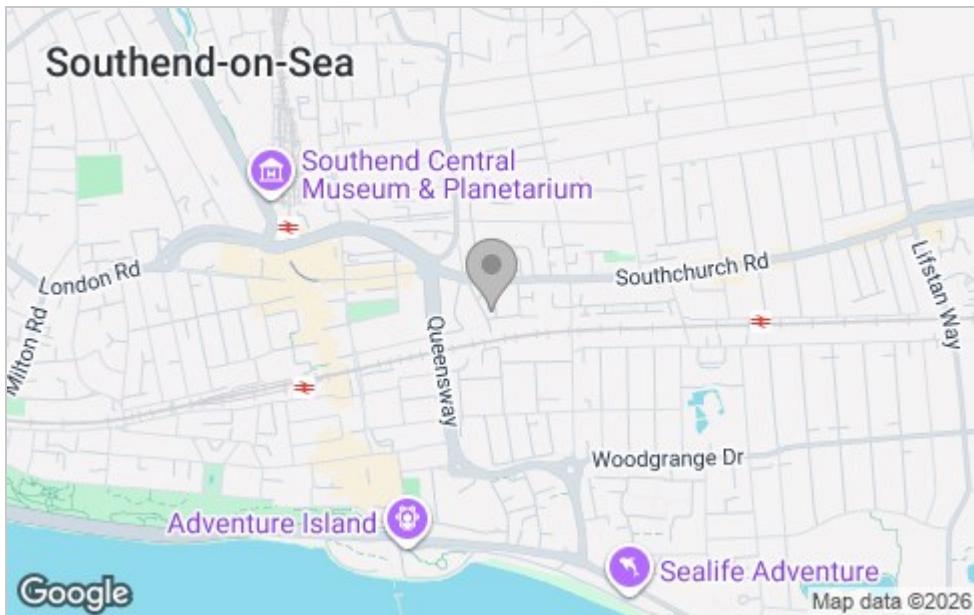
£100 per year thereafter



Floor Plan



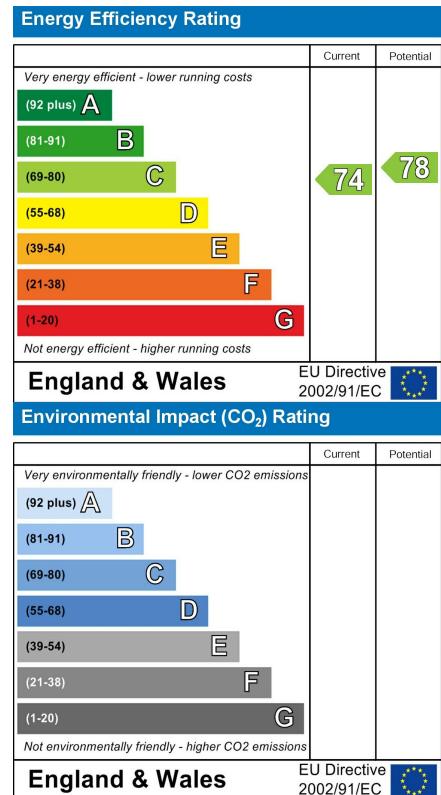
Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.