



**Grange Gardens  
Southend-on-Sea  
Essex  
SS1**

**Offers in Excess of £155,000**

**bettermove**

# Grange Gardens

## Southend-on-Sea

Bettermove are proud to present this 1 bedroom flat in Southend-on-Sea.

The property benefits from double glazing, and gas central heating throughout, with a parking space available.

The council tax band is A.

This is a leasehold property with 143 years remaining on the lease; the ground rent is £125.00 per annum, and the service charge is approximately £750.00 per annum, including building insurance.

The interior of this beautifully presented, first floor property comprises an open-plan living/kitchen area, one double bedroom, and a family bathroom.


Located in the popular coastal city of Southend-on-Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport connections can be found from Southend Central train station, a variety of local bus routes, with quick access to London Southend Airport, and the A13.


This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





TOTAL APPROX. FLOOR AREA 355 SQ. FT. (33.0 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	71	78
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	73	82
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC 		



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