CASTLE
ESTATE AGENTS

TELEPHONE: 01702 477 754
91 BROADWAY WEST
LEIGH ON SEA, SS9 2BU

Legra Grange, London Road, Leigh on sea

WALK TO THE STATION: Castle Estate Agents are pleased to offer for sale this very well presented 2 bedroom 1st floor apartment set in this well kept development on the London Road within an easy walk to Leigh on sea station and being recently refurbished.

- 2 Bedrooms
- En-suite
- Newly refurbished
- Long lease
- Walk to Leigh station
- 1st floor apartment
- Open plan
- new carpets
- Chain free
- Walk to shops and all bus routes

£230,000 Leasehold

Front aspect

Communal gardens leading to front and rear access, communal doors both with entry phone systems leading to communal stairs to own hard wood front door to:

Inner hallway

Doors to all rooms and double doors to the lounge, 2 x large storage cupboards, wall mounted electric heater, new carpets, power points, entry phone system.

Lounge open to kitchen *20'0" by 12'8" (6m 10cm x 3m 86cm)*

Double glazed windows to the front aspect with a Juliet balcony and a further Double glazed windows to the side aspect, wall mounted electric heater, new carpets, power points, tv point, open to Kitchen.

Kitchen area

Double glazed windows to the side aspect, eye level and base level units, roll top work surfaces, stainless steel 1 1/4 bowl sink and single drainer with mixer taps, tiled splash backs, power points, laminated wood flooring, down lighters, built in 4 ring ceramic hob, stainless steel under oven and over extractor fan, integral dish washer, washing machine and fridge freezer.

Bedroom 1 *10'7" by 9'3" (3m 23cm x 2m 82cm)*

Double glazed windows to the front aspect, fitted mirrored wardrobes, new carpets, power points, tv point, wall mounted electric heater.

En-suite

Down lighters, extractor fan, heated towel rail, tiled splash backs, 3 piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps and double shower cubical with wall mounted mains shower, glass doors, tiled flooring.

Bedroom 2 *13'7" by 7'2" (4m 14cm x 2m 18cm)*

Double glazed windows to the front aspect, power points and wall mounted electric heater.

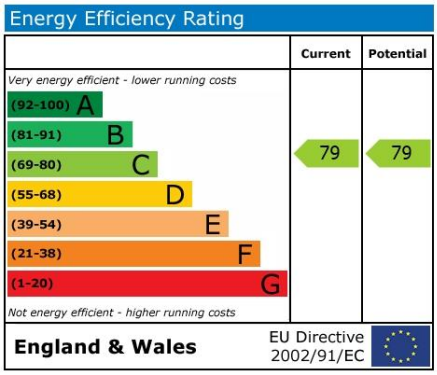
Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

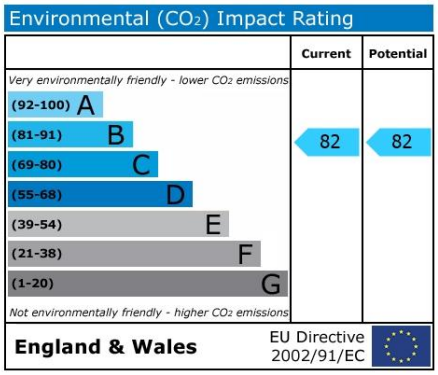
Bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps and shower attachment, tiled splash back, tiled flooring, extractor fan, wall mounted electric heater.

Rear aspect

Communal entrance with entry phone system, communal gardens and parking space for one car.





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