



BRITISH
PROPERTY
AWARDS

2020 - 2021

★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2018-2019

★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Balmoral Road, Westcliff on Sea

EXCELLENT LOCATION: Castle Estate Agents are pleased to offer FOR SALE this rarely on the market over 55's VERY WELL PRESENTED ONE bedroom FIRST FLOOR RETIREMENT APARTMENT situated in a very well presented and friendly building. Benefiting from a modern walk in shower room and great size lounge.

- 1 Bedroom
- Retirement apartment
- Excellent location
- Communal lounge
- Communal kitchen
- First floor
- Over 55's
- Long lease
- Communal gardens
- Communal laundry room

£80,000 Leasehold

Front aspect

Communal gardens and parking leading to double doors with entry phone system and 2nd doors to communal hallway with stairs and lift to all floors landing and own hardwood front door to:



Inner hallway

Doors to all rooms, coving, large storage cupboard, power points, security cord, new carpets, newly painted, entry phone system.

Lounge 19' 8" by 10' 7" (5m 99cm by 3m 23cm), (I)

Double glazed window to the front aspect, coving, power points, tv point, storage heater, feature fire place, new carpets, newly painted, wall mounted lights, security cord, double doors to:



Kitchen 7' 6" by 7' 6" (2m 29cm by 2m 29cm), (I)

Stripped lighting, coving, double glazed window to the front aspect, eye level and base level units, roll top work surfaces, stainless steel sink and single drainer with mixer taps, space for electric cooker, extractor fan, tiled splash backs, power points, space for washing machine, wall mounted heater, fridge and freezer.



Bedroom 13' 2" by 9' 3" (4m 1cm by 2m 82cm), (I)

Double glazed window to the front aspect, coving, storage heater, power points, tv point, fitted wardrobes, security cord, new carpets, newly painted.



Shower room

3 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, shower cubicle with wall mounted mains rainfall shower, coving, extractor fan, fully tiled, wall mounted heater.

Communal gardens


mainly laid to lawn, mature shrub borders and communal parking.


Agents notes

There is a large communal lounge/kitchen and laundry room.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	86
(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 (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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GROUND FLOOR
1018 sq.ft. (94.5 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.5 sq.m.) approx.
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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