



Pall Mall, Leigh on sea

LOCATION LOCATION LOCATION: Castle estate agents are pleased to offer for sale this 1 Bedroom Ground floor apartment set in this ideal location in the heart of Leigh on sea within easy walking distance to the Broadway, Station and Sea front,

- 1 Bedroom
- Walk to the Station
- Double Glazed
- North Street catchment
- Rear garden
- Ground floor
- Off street parking x 1 car
- Gas central heating
- Walk to the Broadway
- Ideal buy to let

£179,995 Leasehold

Front aspect

Mature shrub borders, Communal front door with frosted glass inset to Communal hall with timed lighting, to Own double glazed front door with frosted glass insets.

Inner hallway

Dado rail, Doors to all rooms, Box housing meters, Under stair cupboard.

Lounge 14'6" by 11'6" (4m 42cm x 3m 51cm)

Double glazed boxed bay window to the front aspect, Radiator, Power points, Tv point,

Kitchen/Breakfast room 11'8" by 10'4" (3m 56cm x 3m 15cm)

Eye level and base level units with 2 x frosted glass display units, Roll top work surfaces, Tiled splash backs, 4 Ring gas hob with under oven and over extractor fan, Integral Dish washer, Washing machine and Fridge freezer, Ceramic 1 1/2 bowl single drainer with mixer taps, Power points, Double glazed bay window to the side aspect and double glazed frosted door to the side aspect, Tiled flooring.

Bedroom 11'5" by 9'8" (3m 48cm x 2m 95cm)

Double glazed window to the rear aspect, Radiator, Power points, Tv point.

Bathroom

Spot lights, Fully tiled, Tiled flooring, Double glazed frosted window to the rear and side aspect, Heated towel rail, 3 Piece White suite comprising of a low level flush toilet, Hand wash basin with mixer taps, Panel enclosed bath with mixer taps and wall mounted mains shower, Radiator.


Rear garden

Approx 25ft with rear access leading to off street parking x 1 car, Large decking, Gravel area and wood shed. Outside lights and outside tap.




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		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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