



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



Littlecroft, South Woodham Ferrers

NO ONWARD CHAIN: Castle Estate Agents are delighted to offer FOR SALE this well presented 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT set within an easy walk to LOCAL SHOPS, BARS, RESTAURANTS and STATION benefitting from being NEWLY DECORATED, NEW BOILER WITH 10 YEAR WARRANTY, BRAND NEW ELECTRIC SHOWER.

- Two double bedrooms
- Long lease
- Walk to station
- Walk to town center
- Walk to bus routes
- Ground floor apartment
- Chain free
- Allocated parking space
- Double glazed
- Communal gardens

£210,000 Leasehold

Front aspect

Well stocked communal front garden and laid to lawn, communal parking, leading to communal double glazed front door to communal hall and stairs to all floors and leading to own hardwood front door.

Inner hallway

Doors to all rooms, power points, telephone point, laminated wood flooring.

Lounge/Diner 15' 7" by 10' 3" (4m 75cm by 3m 12cm), ()

Ceiling light fan, radiator, tv point, wood effect laminate flooring and dual aspect double glazed windows both with fitted blinds.

Kitchen 10' 2" by 6' 7" (3m 10cm by 2m 1cm), ()

With a range of base and eye level cream units, roll top wooden work surfaces, stainless steel sink/drainers with mixer taps, double glazed window to side aspect, tiled splash backs, vinyl flooring, over extractor fan, spaces for fridge/freezer, electric cooker, washing machine and dryer, pantry cupboard and cupboard housing brand new boiler.

Bedroom 1 13' 2" by 10' 4" (4m 1cm by 3m 15cm), ()

With a textured ceiling, wood effect laminate flooring, radiator, double glazed window with blind and fitted mirror wardrobes.

Bedroom 2 10' 4" by 10' 2" (3m 15cm by 3m 10cm), ()

With a textured ceiling, wood effect laminate flooring, radiator and double glazed window.

Shower room 6' 6" by 6' 4" (1m 98cm by 1m 93cm), ()

3 piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, shower cubicle with new wall mounted electric shower over, fully tiled, extractor fan, airing cupboard.



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.

Agents notes

Lease is in excess of 150 years. Annual ground rent is £90. Service charge £120 per month.
 Allocated Permit Parking.
 Rental Potential income £900 PCM.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

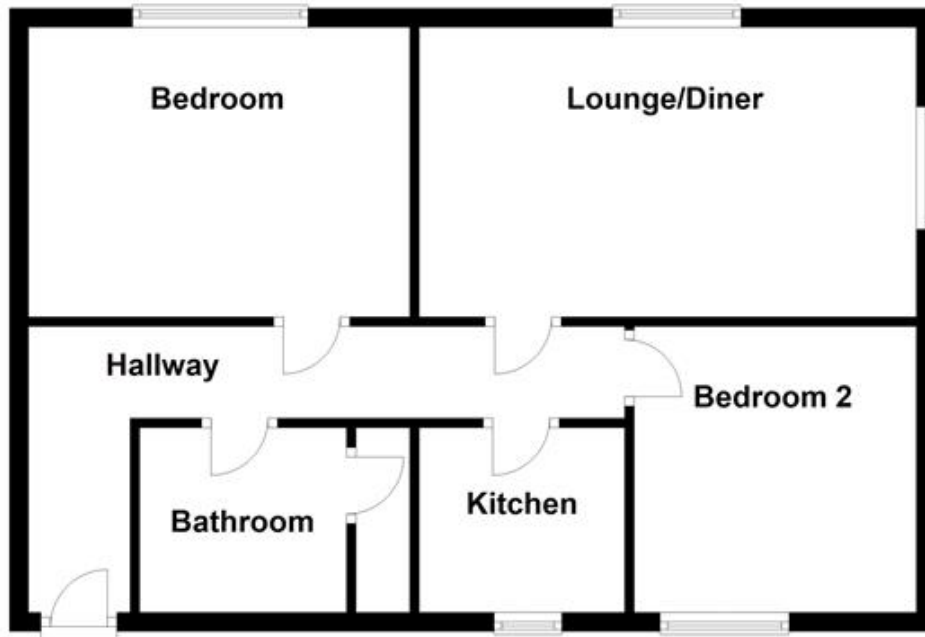
Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Ground Floor

Approx. 619.9 sq. feet



Total area: approx. 619.9 sq. feet

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only.

Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.

Plan produced using PlanUp.

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