



Grand Parade, Leigh on sea

WHAT MORE COULD YOU WANT? Castle Estate Agents are pleased to offer FOR SALE this STUNNING One bedroom-first floor apartment situated on this SOUGHT AFTER ROAD set within a short walk to CHALKWELL STATION and BROADWAY, this property has many benefits including EXCELLENT SEA VIEWS and NEW KITCHEN.

- One bedroom
- Excellent condition
- Sea views
- Off street parking
- New boiler
- First floor apartment
- Share of freehold
- Rear garden
- New kitchen
- Walk to station

£325,000 Share of Freehold

Front aspect

Mainly laid to lawn with mature side borders, side access, double glazed communal front door with entry phone system to communal hall with stairs to first floor and own hardwood front door with frosted glass insets to:

Inner hallway

Doors to all rooms, Radiator, wood effect flooring, built in utility cupboard housing NEW gas boiler serving heating and hot water (not tested), access to loft space.

Lounge 16'11" by 13'0" (5m 16cm x 3m 96cm)

Radiator, wood effect flooring, picture rail, original coved cornicing, ornate ceiling rose, concealed wiring for wall mounted tv, power points, double glazed Georgian style bay window to front aspect with NEW blinds and sea views, double glazed door to south facing balcony with panoramic sea views over Two Tree Island and onto the pier and beyond.

New Kitchen/Breakfast room 19'6" by 5'6" (5m 94cm x 1m 68cm)

A range of NEW White high gloss modern units comprising of a stainless steel sink and drainer with mixer tap, boxed edge work surface, integrated four ring ceramic hob, extractor canopy above, double oven, integral fridge and freezer, washer/dryer and dish washer, porcelain tiled glitter floor, tiled splashbacks, radiator, downlighters, double glazed window to rear aspect with NEW blinds, power points.

Bedroom 10'7" by 10'5" (3m 23cm x 3m 18cm)

Radiator, coved cornicing, ornate ceiling rose, double glazed bay window to rear aspect with NEW blinds, a range of fitted mirror fronted wardrobe.

Bathroom

Modern white suite comprising panelled bath with side mounted mixer tap and separate multi head mains shower over, pedestal wash hand basin in vanity unit with monobloc mixer tap, close coupled wc, ceramic tiled quartz tiled floor, tiled splashbacks, radiator, downlighters, opaque double glazed window to side aspect with NEW blinds.



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.

Rear garden

Section of rear garden mainly laid lawn, large garden shed, further raised deck area. To the rear of the property is rear access with allocated parking space for One car.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		78
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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