



London Road, Leigh on sea

BEAUTIFUL IDEAL FIRST TIME PURCHASE: Castle Estate Agents are pleased to offer for sale this immaculate GROUND FLOOR 2 bedroom apartment set In this newly built development in this ideal location within walking distance to local shops, all bus routes and Chalkwell station.

- 2 Double Bedrooms
- Walk to Chalkwell station
- Secured entrance
- Very long lease
- Walk to all bus routes
- Ground floor
- Allocated parking space
- Entry phone system
- New double glazing
- Ideal Buy to let

£250,000 Leasehold

Front aspect

Allocated parking x 1 car, Communal gardens Mainly laid to lawn, mature shrub borders, front and rear access, Communal doors with entry phone system with stairs to all floors and own hardwood front door to:

Hallway

Doors to all rooms, radiator, Power points, Entry phone system, 2 x large storage cupboards, power points, laminated wood flooring.

Lounge/Diner/kitchen 18' 9" by 14' 4" (5m 72cm by 4m 37cm), (I)

Light and airy room with two windows to front, plus two windows to side. Glazed door to the corner of the room opening out onto small paved area. Kitchen area comprises of modern base and wall units, plus drawer pack. Built under stainless steel Neff oven/grill. Boxed edge Work surfaces over with inset 1.5 bowl sink unit with mixer tap. Inset ceramic hob with glass splash back and stainless steel cooker hood/extractor fan over. Concealed ideal gas central heating combination boiler. Wood laminate flooring to the whole area. Radiator. Skimmed finished ceiling. Gas central heating thermostat.

Bedroom 1 11' 9" by 10' 2" (3m 35cm by 3m 10cm), (I)

Two windows to front with glazed panels below. Wood laminate flooring. Radiator. Skimmed finished ceiling, power points.

Bedroom 2 11' 2" by 10' (3m 40cm by 3m 5cm), (I)

Window to front. Wood laminate flooring. Radiator. Skimmed finished ceiling, power points.

Bathroom room

Modern 4 piece white suite comprising panelled bath with separate handheld shower. Half tiled walls concealing cistern for dual flush wc. Tiled shelf with inset wash hand basin with tiled splash back. Separate fully tiled shower cubicle with glazed door and wall mounted mains shower. Chrome heated towel rail/radiator. Matching tiled floor. Shaver point. Skimmed finished ceiling with inset lighting and tiled flooring.



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.

Externally

Communal garden area at rear,
laid to lawn. Parking area to the side of the building with allocated
parking bay.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(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	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(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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