



Broadway west, Leigh on sea

THE SKYS THE LIMIT: Castle Estate Agents are pleased to offer for sale this large 3 bedroom 5th floor apartment set on the Leigh Broadway in this 1930's built block within easy walking distance to Leigh on sea Station, shops, bars, restaurants and SEA FRONT, this property offers OFF SREET PARKING.

- 3 Bedrooms
- Parking space
- Communal gardens
- Fantastic views
- Lift to parking
- Very spacious
- 2 x Lifts
- Double glazed
- Share of freehold
- Walk to station

£350,000 Leasehold

Front

Secure access, Communal gardens, Double entrance, Parking space for one car and storage cage which is secure and has access from the lift, Lifts and stairs to all floors, Entry phone system.

Outside landing

Large landing with own hard wood door to.

Reception hall/Dining room 15'0" by 10'6" (4m 57cm x 3m 20cm)

Built in storage cupboards, Power points, Entry phone system, Radiator, coving doors to all rooms.

Lounge 16'0" by 11'3" (4m 88cm x 3m 43cm)

Double glazed Georgian style window to side aspect and rear aspect with sea views, Radiator, Power points, Television point, coving.

Kitchen 15'0" by 5'9" (4m 57cm x 1m 75cm)

A range of eye level and base level units, roll top work surfaces, Built in electric cooker with extractor fan over, Tiled splash backs, stainless steel Sink with single drainer and mixer taps, Double glazed style Georgian style window to side aspect, Spaces for washing machine, dishwasher and fridge freezer, breakfast bar.

Inner hall

Power points, built in storage cupboards, doors to all rooms.

Bedroom 1 15'7" by 10'7" (4m 75cm x 3m 23cm)

Double glazed Georgian style windows to side aspect, Radiator, Power points.

Bedroom 2 14'8" by 9'0" (4m 47cm x 2m 74cm)

Double glazed Georgian style windows to the front aspect, Radiator, Power points, Built in storage cupboards.

Bedroom 3 14'5" by 6'6" (4m 39cm x 1m 98cm)

Double glazed Georgian style window to front aspect, Radiator, Power points, Built in storage cupboards.



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.


Bathroom


3 piece white suite comprising of a low level flush toilet, Hand wash basin, panel enclosed bath with mixer taps and wall mounted mains shower over, Tiled splash backs, Ceramic tiled flooring, Double glazed Georgian style frosted window to the front aspect, heated towel rail.



View



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	72	82
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	69	83
England & Wales	EU Directive 2002/91/EC 	

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