



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN  
LEIGH-ON-SEA



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PROPERTY  
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2017



GOLD WINNER

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IN LEIGH-ON-SEA



## St Clements Court East, Leigh on sea

ROOM WITH A VIEW: Castle Estate Agents are pleased to offer FOR SALE this very well presented 2 bedroom 7th floor apartment, offering GREAT SEA VIEWS towards Kent, Southend and London, This property is ideally set on Leigh on sea Broadway within easy walking distance to Leigh STATION.

- 2 Bedrooms
- 2 x lifts
- Walk to station
- Long lease
- Parking space
- 7th floor
- Stunning sea views
- Fantastic location
- Set on Leigh Broadway
- Double glazed

**£259,995 Leasehold**

## Front aspect

Communal doors with entry phone system to communal hall and 2 lifts to all floors, and own front door to:

## Inner hallway

Doors to all rooms, telephone point, power points, large storage cupboard, .

## Lounge 15' by 11' 8" (4m 57cm by 3m 56cm), (I)

2 x Double glazed windows to rear and side aspect with stunning sea views , power points, tv point, wall mounted storage heater, open to:

## Kitchen area 9' 6" by 9' 5" (2m 90cm by 2m 87cm), (I)

Double glazed window to the side aspect, eye level and base level White units, boxed edge work surfaces, incorporating a stainless steel round sink with mixer taps, space for electric cooker, space for dish washer, space for fridge and freezer, tiled splash backs, power points, breakfast bar, laminated wood flooring, power points.

## Bedroom 1 11' 7" by 10' 3" (3m 53cm by 3m 12cm), (I)

Double glazed window to the rear aspect with stunning sea views, power points.

## Bedroom 2 11'0" by 7'0" (3m 35cm x 2m 13cm)

Double glazed window to the rear aspect with stunning sea views, power points and fitted wardrobe.

## Bathroom


3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, double shower cubicle with wall mounted electric shower, tiled splash backs, extractor fan, tiled flooring, heated towel rail.


## Outside

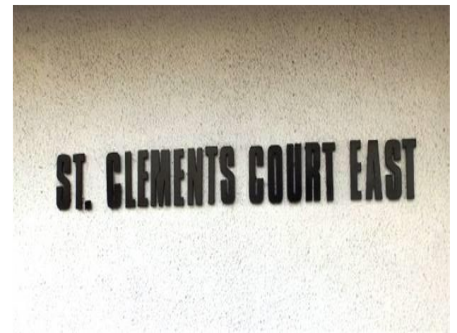
This property comes with communal gardens, One parking space and One storage cage.



*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		75
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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