



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



## St Clements Court East, Leigh on sea

PRIME LOCATION: Castle Estate Agents are pleased to offer FOR SALE this very well presented 2 bedroom 7th FLOOR apartment, offering GREAT SEA VIEWS towards Kent and Southend pier, This property is ideally set in Leigh on sea Broadway within easy walking distance to LEIGH STATION.

- 2 Bedrooms
- 2 x lifts
- Chain free
- Long lease
- Parking space
- 7th Floor
- Great sea views
- Fantastic location
- Set on Leigh Broadway
- Double glazed

**£270,000 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, wall mounted storage heater, large storage cupboard housing meters, newly painted with new carpets.

## Lounge 15'0" by 11'1" (4m 57cm x 3m 38cm)

Double glazed windows to front and side aspect with stunning sea views, power points, tv point, storage heater newly painted with new carpets.

## Kitchen 9'5" by 8'7" (2m 87cm x 2m 62cm)

Double glazed window to the side aspect, eye level and base level units, roll top work surfaces, incorporating a 1 1/4 bowl sink and drainer with mixer taps, 4 ring ceramic hob, under oven and over extractor fan, space washing machine, space for fridge, splash backs, power points, spot lights, new flooring.

## Bedroom 1 11'5" by 10'0" (3m 48cm x 3m 5cm)

Double glazed window to the front aspect, power points, wall mounted storage heater, newly painted with new carpets.

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

Double glazed window to the front aspect, wall mounted storage heater, power points and fitted wardrobe, newly painted with new carpets.

## Bathroom


3 Piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath, wall mounted electric shower, tiled splash backs, extractor fan, wall mounted electric heater, new flooring.


## Outside

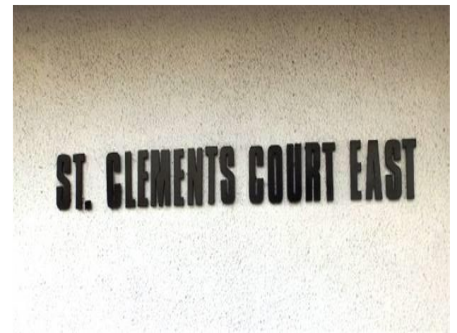
This property comes with communal gardens and one parking space.



*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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

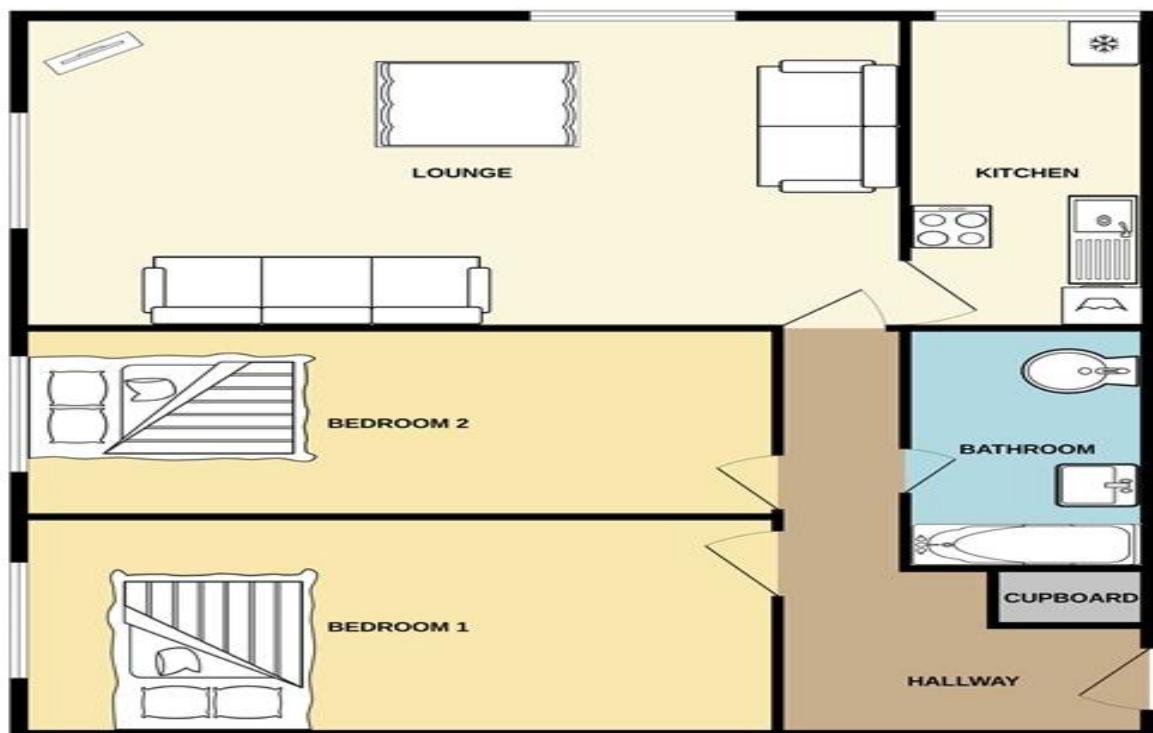
Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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