



St Clements Court East, Leigh on sea

ON TOP OF THE WORLD: Castle estate agents are pleased to offer for sale this ideally situated 2 bedroom 3rd floor apartment in the heart of Leigh Broadway within easy walking distance to Leigh station, sea front, shops, bars, buses and restaurants.

- 2 Bedrooms
- 2 x Lifts
- Parking space
- Views
- Walk to all shops and restaurants
- 3rd Floor
- Long lease
- Double glazed
- Walk to Leigh station
- Ideal buy to let

£219,995 Leasehold

Front aspect

Communal entrance with entry phone system to communal hallway and two lifts to all floors and stairs, own hard wood door to.

Inner hallway

Doors to all rooms, large storage cupboard, storage heaters, power points.

Lounge 15'6" by 11'8" (4m 72cm x 3m 56cm) Max

Double glazed window to front and side aspect, storage heater, power points and tv point.

Kitchen 10'2" by 8'7" (3m 10cm x 2m 62cm) Max

Double glazed window to side aspect, eye level and base level units, roll top work surfaces, stainless steel single drainer and sink with mixer taps, tiled splash backs, telephone point, power points, space for washing machine, electric cooker, fridge freezer, wall mounted electric heater.

Bedroom 1 10'6" by 10'3" (3m 20cm x 3m 12cm) Max

Double glazed window to front aspect, storage heater, up and over fitted wardrobes and dressing table, power points, telephone point.

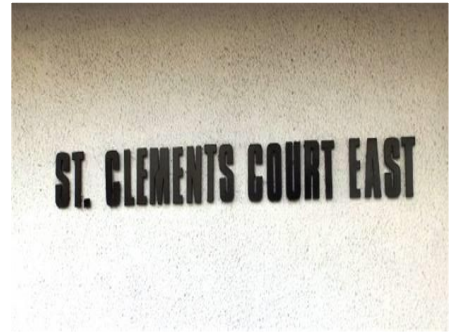
Bedroom 2 10'5" by 7'0" (3m 18cm x 2m 13cm)

Double glazed window to front aspect, power points, large storage cupboard.

Bathroom


3 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit, double shower cubicle with wall mounted electric shower, tiled, extractor fan, electric heater, shaver point.

This property also comes with a parking space and a large storage cupboard.




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		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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