



Flemming Crescent, Leigh on sea

CALLING ALL FIRST TIME BUYERS: Castle Estate Agents are pleased to offer FOR SALE this well presented ONE BEDROOM GROUND FLOOR apartment set on this quiet road within easy walking distance to local shops and bus routes, this property has many benefits including OFF STREET PARKING X 2 CARS.

- One bedroom
- Ideal first time purchase
- Off street parking x 2 cars
- Double glazing
- Quiet location
- Ground floor
- Own rear garden
- Long lease
- Gas central heating
- Walk to local shops

£170,000 Leasehold

Front aspect

Hard standing off street parking x 2 cars, Mature side borders, double glazed door with frosted leaded glass window inset, outside tap, access to rear garden.

Hallway

Doors to all rooms, radiator, laminated wood flooring, Cloak area with cupboards below.

Lounge 12' by 10' (3m 66cm by 3m 5cm)

Double glazed window to the front aspect, power points, tv point, laminated wood flooring, radiator, feature fire place with wood surround.

Kitchen 8' 2" by 7' 4" (2m 49cm by 2m 24cm), ()

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

Bedroom 11' 2" by 10' 3" (3m 40cm by 3m 12cm)

Double glazed window to the rear aspect, power points, tv point, laminated wood flooring, radiator.

Bathroom


Double glazed frosted window to the rear aspect, heated towel rail, extractor fan, tiled splash backs, tiled flooring, 3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with mixer taps and shower attachment.


Rear garden 18' by 18' (5m 49cm by 5m 49cm), ()max

Mature shrub borders, outside lights, mainly Astro turfed.



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	69	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(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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