



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



Station Road, Leigh on Sea

EXCELLENT LOCATION: Castle Estate Agents are pleased to offer FOR SALE this Ideally situated 2 BEDROOM FIRST FLOOR apartment set within easy walking distance to the Broadway with its famous bars, restaurants, sea front and STATION, This property has many benefits including a LONG LEASE.

- First floor apartment
- Ideal location
- Walk to the Station
- Long lease
- Entry phone system
- 2 bedrooms
- Walk to the Broadway
- Ample Parking
- Double glazed
- Chain free

£209,995

Entrance

Double glazed Frosted Communal door to communal hallway and stairs to first floor and rear parking, Security entry phone system, Own Hard wood door to:

Hallway

Coving cornice, entry phone system, radiator. Doors to all rooms:

Lounge 16' 9" by 10' 3" (5m 11cm by 3m 12cm), (I)

Double glazed windows to the front, coving cornice, radiator, power points and tv point.

Kitchen 9' 5" by 7' 9" (2m 87cm by 2m 36cm), (I)

Opaque double glazed window to the side, coving cornice, single drainer stainless steel sink and mixer tap in rolled edge worksurfaces with a range of eye level and base level units, integrated four ring gas hob with oven below and extractor above, space and plumbing for washing machine, wall mounted gas boiler serving heating and hot water (n/t), radiator, tiled splashbacks, space for washing machine, fridge freezer and tiled floor.

Bedroom 1 12' 5" by 9' 2" (3m 78cm by 2m 79cm), (I)

Double glazed window to the front, access to loft space, coving cornice, radiator, range of built in up and over wardrobes to one wall with bed recess and top boxes over, adjacent built in dresser and shelving, loft access.

Bedroom 2 10' 9" by 9' 8" (3m 28cm by 2m 95cm), (I)

Double glazed window to the rear, coving cornice, radiator.

Bathroom

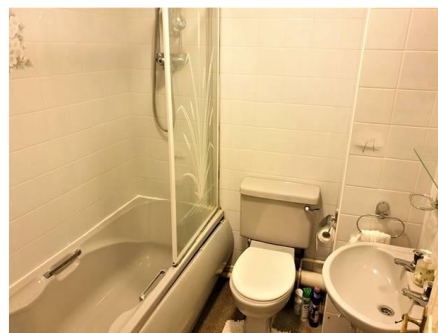
3 piece Grey suite comprising of a Panelled bath with separate thermostatically controlled shower over, pedestal wash hand basin, close coupled WC, tiling to full wall height, radiator, shaver point and extractor.





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.

Rear Communal Gardens and parking

Communal garden, laid to lawn, Mature shrub borders, ample parking spaces and rear access.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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