



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



## Crescent road, Leigh on sea

**WALK TO LEIGH STATION:** Castle Estate Agents are pleased to offer FOR SALE this 1 LARGE bedroom ground floor apartment set in this ideal location within easy walking distance to LOCAL SHOPS, ALL BUS ROUTES, SHOPS, BARS, RESTAURANTS, BROADWAY and SEA FRONT, benefiting from OFF STREET PARKING.

- 1 Bedroom
- Off street parking
- Available now
- Ideal buy to let
- walk to shops and buses
- Ground floor apartment
- Ideal location
- Communal gardens
- Walk to Station
- Double glazed

**£249,995 Leasehold**

## Front aspect

Mainly laid to lawn, mature shrub borders, gated side access with outside tap, double glazed door with frosted cut glass insets to:

## Inner hallway

Coving, radiator, doors to all rooms, cupboard housing meters over, large storage cupboard.

## Lounge 15'2" by 11'6" (4m 62cm x 3m 51cm)

Double glazed French doors with side panel windows to the rear aspect, coving, radiator, power points, tv point.

## Kitchen 8'7" by 6'8" (2m 62cm x 2m 3cm)

Double glazed window to the front aspect, eye level and base level units with 2 x glass display units, roll top work surfaces with stainless steel 11/4 sink and single drainer with mixer taps, fully tiled, tiled flooring, space for electric cooker and over stainless steel extractor fan, power points, space for washing machine, fridge and freezer.

## Bedroom 10'2" by 9'3" (3m 10cm x 2m 82cm)

Built in wardrobes, coving, double glazed window to the rear aspect, power points, tv point.

## Bathroom


3 Piece White suite comprising of a lower level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps and wall mounted mains shower, fully tiled, tiled flooring, heated towel rail, down lighters.


## Rear gardens

Own paved patio area, gate to communal gardens, mainly laid to lawn, mature side borders, gated side access, this property also comes with off street parking x 1 car and a garage with an up and over door.



*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	70	73
(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	71	73
(55-68) D		
(39-54) E		
(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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## 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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