



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



Grange Park Drive, Leigh on sea

LARGE APARTMENT: Castle Estate Agents are pleased to offer FOR RENT this LARGE 3 DOUBLE bedroom first floor apartment set in this IDEAL LOCATION for CHALKWELL STATION, LEIGH BROADWAY SHOPS, BARS, RESTAURANTS and SEA FRONT, this property has many benefits including a WEST FACING REAR BALCONY an

- 3 Double Bedrooms
- West facing balcony
- New Shower room
- New Carpets
- Walk to Leigh Broadway
- First floor
- West facing Garden
- New Kitchen
- Walk to Stations
- Available now

£1500 PCM

Front aspect

Small front garden with outside light, gated side access, double glazed front door with frosted glass insets and entry phone system to:



Inner hallway

Stairs to first floor with new carpets, doors to all rooms, new carpets, power points, radiator and entry phone system.

Lounge 13' 1" by 11' 8" (3m 99cm by 3m 56cm), (I)

Double glazed sliding patio doors to the rear aspect and Balcony, coving, new carpets, storage cupboard, power points, tv point, cupboard housing meters, radiator.



New Kitchen 8' 6" by 6' 4" (2m 59cm by 1m 93cm), (I)

Dual aspect double glazed windows and door to the side and rear aspect, stripped lighting, radiator, White high gloss eye level and base level units, roll top work surfaces incorporating a stainless steel sink and drainer with mixers taps, 4 ring ceramic hob, under oven and over extractor fan, power points, tiled splash backs, space for fridge/freezer and washing machine, tiled flooring.



Bedroom 1 12' 8" by 10' 3" (3m 86cm by 3m 12cm), (I)

Radiator, double glazed window to the front aspect, new carpets, power points, coving, storage cupboard, fitted wardrobes.

Bedroom 2 12' 1" by 12' (3m 68cm by 3m 66cm), (I)

Radiator, Dual aspect double glazed windows and door to the side and rear aspect,, new carpets, power points, coving, power points.



Bedroom 3 12' 6" by 10' 10" (3m 81cm by 3m 30cm), (I)

Double glazed window to the rear aspect, new carpets, radiator, coving, power points.



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.

Shower room

3 Piece White suite comprising of a hand wash basin in vanity unit with mixer taps, shower cubicle with wall mounted mains shower, low level flush toilet, tiled splash backs, heated towel rail, double glazed frosted window to the side aspect, tiled flooring, down lighters.



Rear garden

West facing balcony with wooden stairs leading down to own approx 45ft West facing rear garden, mainly laid to lawn, mature side boarders, large wood shed with power & light, gated side access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(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		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
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