



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



## London Road, Leigh on sea

**GREAT SIZED APARTMENT:** Castle Estate Agents are pleased to offer FOR SALE this LARGE 3 bedroom first floor apartment set in this IDEAL LOCATION for LEIGH STATION, LEIGH BROADWAY with all SHOPS, BARS, RESTAURANTS, SEA FRONT and on all BUS ROUTES, benefiting from a SOUTH FACING BALCONY and LONG LEASE.

- 3 Bedrooms
- South facing balcony
- Longe lease
- Ideal first purchase
- Walk to Leigh Broadway
- Large first floor flat
- Own rear garden
- Modern Kitchen & Bathroom
- Walk to Station
- On all bus routes

**£290,000**

## Front aspect

Paved pathway leading up to hardwood communal front door with frosted glass insets to communal hallway with stairs rising to the first floor and own hardwood front door leading to:

## Hallway

Storage cupboard, door providing access to stairs to the rear garden, laminate flooring, doors leading to:

## Lounge 14' 11" by 10' 11" (4m 55cm by 3m 33cm), ( )

Double glazed french doors with sidelights to rear aspect opening to private balcony, double glazed windows to side aspect, coved cornicing to smooth ceiling with pendant lighting, radiator, laminate flooring, power points, tv point.

## Kitchen 9' 6" by 7' 4" (2m 90cm by 2m 24cm), ( )

Double glazed window to side aspect, a range of Grey high gloss wall and base level units with boxed edge work surfaces above incorporating composite sink and drainer unit with mixer taps, 4 ring gas hob, under oven and extractor unit over, space for fridge freezer, space for washing machine and tumble dryer, tiled splash backs, wall mounted boiler, lino flooring, coving.

## Bedroom 1 16' 9" by 11' 8" (5m 11cm by 3m 56cm), ( )

Double glazed bay fronted window to front aspect, coved ceiling, radiator, power points, tv point, carpet to floor.

## Bedroom 2 12' 9" by 11' 8" (3m 89cm by 3m 56cm), ( )

Double glazed window to side aspect, coved ceiling, radiator, power points, carpet to floor.

## Bedroom 3 9' 8" by 8' 5" (2m 95cm by 2m 57cm), ( )

Double glazed window to front aspect, coved ceiling, radiator, power points, carpet to floor.



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.

## Bathroom

Obscured double glazed window to side aspect, Three piece White suite comprising of a paneled enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, heated towel rail, tiled splash backs, tiled flooring, extractor fan, storage cupboard.

## Balcony

South facing with Astro turf.

## Rear garden

Side access leading to the rear garden, two garden sheds.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<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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