



Broadway, Leigh on Sea

EXCELLENT LOCATION: Castle Estate Agents are pleased to offer FOR SALE this RARELY ON THE MARKET 2 DOUBLE BEDROOM SECOND FLOOR apartment set on LEIGH BROADWAY with its famous bars, restaurants, SEA FRONT and walking distance to both STATIONS and bus routes

- Top floor apartment
- Fantastic location
- Walk to both Stations
- Long lease
- Entry phone system
- 2 Double bedrooms
- Set on Broadway
- Garage to rear
- Double glazed
- Communal parking

OIEO £280,000 Leasehold

Entrance

Security entry phone system, double glazed Frosted Communal door to communal hallway and stairs to 2nd floor to own Own Hard wood door to:



Hallway

Wall mounted security entry phone, oak style vinyl flooring, storage cupboard, power points and doors to all rooms.

Lounge 15' 1" by 12' 10" (4m 60cm by 3m 91cm), ()

Double doors from the hallway, two double glazed windows to the front with fitted blinds, coving, oak style vinyl flooring, power points, tv point and radiator.



Kitchen 11' 10" by 10' 8" (3m 61cm by 3m 25cm), ()

Double glazed window to the rear aspect with fitted roller blind, White eye level and base level units, laminate roll edge work surfaces, tiled splash backs, inset stainless steel sink and drainer with mixer taps, integrated electric oven and hob with extractor over, wall mounted combi boiler, coving, power points, , space for fridge freezer and washing machine, radiator and oak style vinyl flooring.



Bedroom 1 12' 8" by 10' 2" (3m 86cm by 3m 10cm), ()

Double glazed window to the rear aspect with fitted blinds, radiator, fitted wardrobes, coving, ceiling light fan, power points and oak style vinyl flooring.



Bedroom 2 12' 9" by 8' 11" (3m 89cm by 2m 72cm), ()

Double glazed window to the front aspect with fitted blinds, radiator, coving, oak style vinyl flooring.

Bathroom

Obscure double glazed window to the side aspect with fitted roller blind, 3 piece White suite comprising of a corner bath with mixer taps and overhead shower, pedestal wash hand basin with mixer taps, low level WC, fully tiled walls, radiator and vinyl flooring.



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 parking and hard standing communal garden.

Garage

To rear with up and over door.

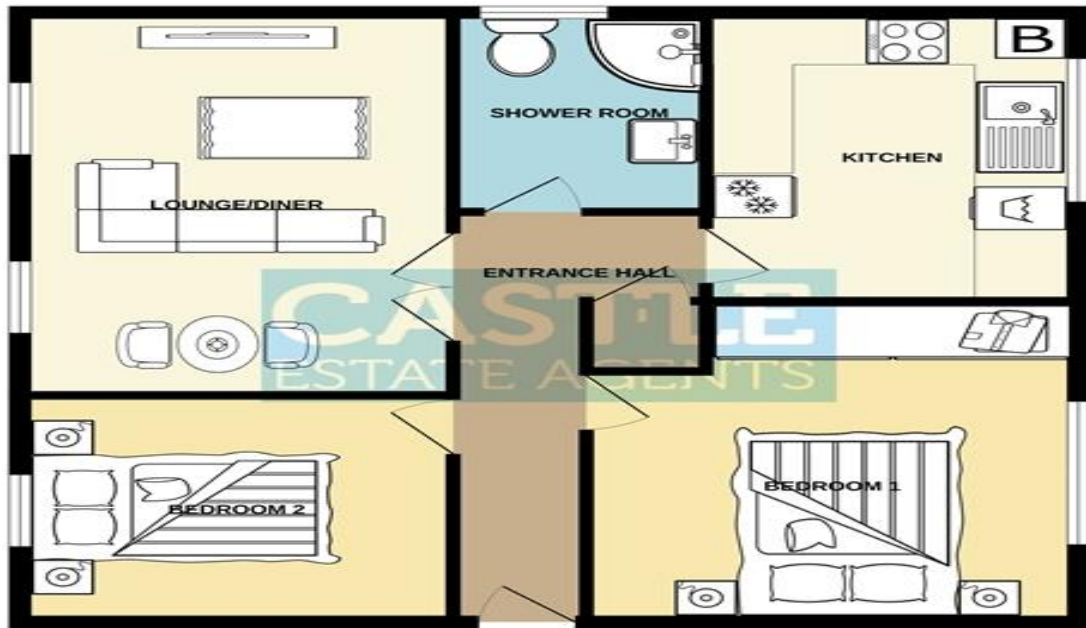


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	79	79
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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, walls, ceilings and any other items are for guidance only and no responsibility is taken for any error, omission or misstatement. 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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