



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



Pall Mall, Leigh on sea

EXCELLENT LOCATION: Castle Estate Agents are pleased to offer TO LET this LARGE 2 double bedroom first floor apartment set on this quiet road within easy walking distance to LEIGH ON SEA STATION, all bus routes, local shops, sea front, bars and restaurants, this property has many benefits:

- 2 Double bedrooms
- Parking space
- Walk to Broadway
- Gas central heating
- Walk to Leigh Station
- First floor apartment
- Open plan living
- Double glazing
- Own rear garden
- Walk to all bus routes

£1400 PCM

Front aspect

Small front garden with mature shrub borders leading to a communal hardwood front door with glass inset, gated side access to own rear garden and off street parking x 1 car:

Communal hallway

Picture rail, own hardwood front door to stairs to first floor landing:

First floor landing

Doors to all rooms, picture rail, radiator, power points, storage cupboard housing a wall mounted boiler and a washer dryer, loft access with ladder, power and lighting.

Lounge area 16'0" by 21'1" (4m 88cm x 6m 43cm)

Double glazed boxed bay window to the front aspect, power points, tv point, radiator, laminated wood flooring, open to kitchen area.

Kitchen open to lounge 12'9" by 6'5" (3m 89cm x 1m 96cm)

Double glazed window to the front aspect, down lighters, Cream high gloss eye level and base level units incorporating roll top work surfaces, new 4 ring stainless steel gas hob, under oven and over extractor fan, power points, stainless steel round sink inset with mixer taps, laminated wood flooring, integral fridge and freezer, fridge freezer and dish washer, power points.

Bedroom 1 12' by 10' 9" (3m 66cm by 3m 28cm), (I)

Double glazed bay window to the rear aspect, a range of fitted wardrobes, power points, radiator.

Bedroom 2 12' by 11' 2" (3m 66cm by 3m 40cm), (I)

Double glazed window to the rear aspect and Double glazed window door to the side aspect, radiator, 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.

Bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with wall mounted rain fall shower over, tiled splash backs, Double glazed frosted window to the side aspect, heated towel rails, tiled flooring, down lighters, radiator.

Own rear garden

Approx 30ft in length, mainly laid to lawn, wood shed, gated side access.



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