



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

SPLIT LEVEL: Castle Estate Agents are pleased to offer TO LET this LARGE 2 double bedroom first floor split level apartment set on this sought after road within easy walking distance to LEIGH ON SEA STATION, all bus routes, local shops, sea front, bars and restaurants, benefiting from a BALCONY:

- 2 Double bedrooms
- Split level
- Walk to Broadway
- Gas central heating
- Walk to Leigh Station
- First floor apartment
- Walk to sea front
- Double glazing
- Terrace to rear
- Walk to all bus routes

£1250 PCM

Front aspect

Hardwood front door with glass insets to hallway with stairs to first floor landing with doors to all rooms, stairs to 2nd floor, radiator, picture rail, power points.

Lounge/Diner 19' by 13' (5m 79cm by 3m 96cm), (I)

Double glazed leaded bay window to the front aspect and second window to front aspect, power points, tv point, 2 x radiators, coving, ceiling rose, feature fire place with wood surround.

Kitchen/Diner 14' by 12' (4m 27cm by 3m 66cm), (I)

Double glazed window to the rear aspect, eye level and base level units incorporating roll top work surfaces, gas cooker, power points, stainless steel round sink and single drainer with mixer taps, new flooring, space for fridge/freezer, washing machine, power points, wall mounted boiler, coving, stripped lighting, tiled splash backs, radiator.

2nd floor landing

Doors to all rooms.

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

Double glazed window to the front aspect, 2 x fitted wardrobes, power points, radiator, eves storage, spot light.

Bedroom 2 10' by 6' 3" (3m 5cm by 1m 90cm)

Double glazed window to the rear aspect and Double glazed window door to the rear aspect and balcony, radiator, power points.

Bathroom


3 Piece suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with mixer taps and shower attachment, tiled splash backs, Double glazed frosted window to the rear aspect, radiator.


Balcony

Tiled 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	73
(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	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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FIRST FLOOR

2ND 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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