



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



## The Broadway, Thorpe Bay

IDEAL LOCATION: Castle Estate Agents are pleased to offer TO LET this REFURBISHED 2 bedroom first floor apartment set within easy walking distance to local shops, bus routes, and LOCAL SCHOOLS, this property has many benefits including 2 X PARKING SPACES, BALCONY, NEW KITCHEN, BATHROOM and FLOORING.

- 2 Double bedrooms
- 2 x Parking spaces
- Gas central heating
- Close to Sea front
- Close to shops
- First floor Duplex
- Excellent location
- Close to Station
- Close to Restaurants
- Close to bus routes

**£1,400 PCM Leasehold**

## Rear access

2 x hard standing parking spaces and stairs to first floor with own hardwood front door to:



## Inner hallway

Doors to all rooms, power points, under stair cupboard, stairs to 2nd floor, Georgian style sash window to rear aspect, radiator, dado rail.

## Seperat wc

Georgian style frosted window to side aspect, White low level flush toilet.



## Lounge 16' by 14' (4m 88cm by 4m 27cm), ( )

Georgian style sash windows to front aspect, radiator, power points, tv point, coving.



## Kitchen/Diner 10' by 10' (3m 5cm by 3m 5cm), ( )

Eye level and base level units, roll top work surfaces, built in 4 ring gas hob, under oven and over extractor fan, tiled splash backs, lino flooring, power points, space for washing machine and fridge freezer, stainless steel sink and single drainer with mixer taps, Georgian style sash window to rear aspect, radiator, picture rail.

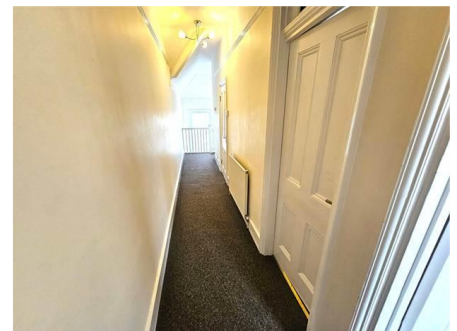


## 2nd floor landing

Doors to all rooms, power points, loft access, Georgian style sash window to rear aspect, radiator, picture rail.

## Bedroom 1 16' by 14' (4m 88cm by 4m 27cm), ( )

Georgian style sash windows to front aspect, radiator, power points, tv point, picture rail, feature fire place.



## Bedroom 2 11' by 11' (3m 35cm by 3m 35cm), ( )

Georgian style sash windows to rear aspect, radiator, power points, storage cupboard, feature fire place.

## New Bathroom

3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, shower cubicle with a wall mounted mains shower, lino flooring, tiled splash backs, radiator, Georgian style frosted window to side aspect, extractor fan.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(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		77
(55-68) D	66	
(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	

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.