



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



## St Clements Court East, Leigh on sea

PRIME LOCATION: Castle Estate Agents are pleased to offer FOR RENT this OPEN PLAN 2 bedroom 2nd FLOOR apartment, offering GREAT SEA VIEWS towards Kent over the ESTUARY, This property is ideally set in Leigh on sea BROADWAY within easy walking distance to LEIGH STATION and SEA FRONT.

- 2 Bedrooms
- 2 x lifts
- New flooring
- Keys in office
- Parking space
- Ground Floor
- Completely refurbished
- Fantastic location
- Set on Leigh Broadway
- Storage cupboard

**£1400 PCM**

## Front aspect

Communal doors with entry phone system to communal hall and 2 lifts and stairs to all floors, separate doors to parking space and own hardwood front door to:

## Inner hallway

Doors to all rooms, telephone point, wall mounted electric storage heater, large storage cupboard housing meters and 2nd airing cupboard, new laminated wood flooring, spot lights.

## Lounge 15' 6" by 11' 8" (4m 72cm by 3m 56cm), ( )

Double glazed windows to rear and side aspect with fitted blinds, power points, tv point, wall mounted electric storage heater, new laminated wood flooring, spot lights.

## New Kitchen 10' by 8' 6" (3m 5cm by 2m 59cm), ( )

Double glazed window to the side aspect, new Grey eye level and base level units, roll top work surfaces incorporating a stainless steel sink and single drainer with mixer taps, 4 ring ceramic hob, under oven and over extractor fan, new fitted washing machine, new fridge/freezer, matching splash backs, power points, spot lights, new tiled flooring, breakfast bar with stools.

## Bedroom 1 11'5" by 10'0" (3m 48cm x 3m 5cm)

Double glazed window to the front aspect, power points, wall mounted electric storage heater, new laminated wood flooring, spotlights, new fitted wardrobes with matching chest of drawers and bed side tables.

## Bedroom 2 11'0" by 7'0" (3m 35cm x 2m 13cm)

Double glazed window to the front aspect, power points, wall mounted electric storage heater, new laminated wood flooring, fitted wardrobe.

## New bathroom

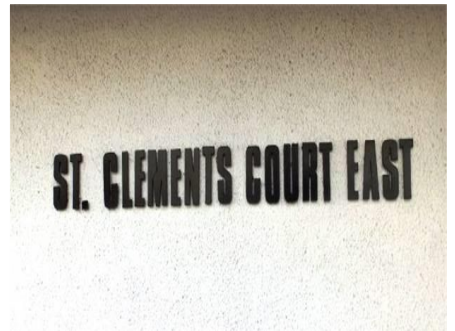
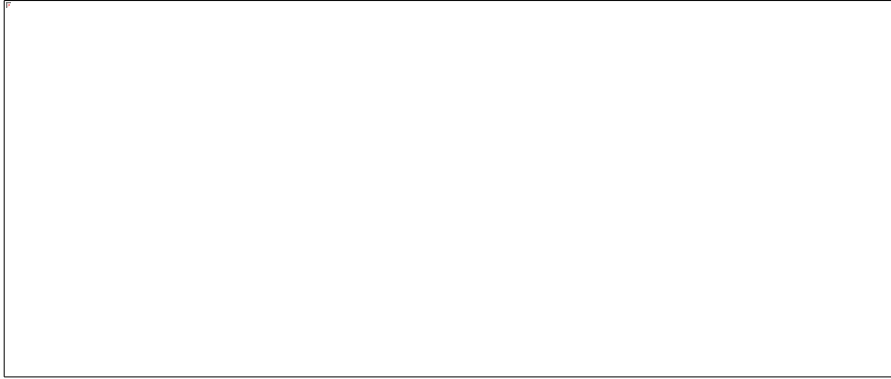
3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps in vanity unit, paneled enclosed P shaped bath with wall mounted mains rainfall shower over, full tiled splash backs, extractor fan, shaver point, wall mounted heated towel rail, new tiled flooring, tiled splash backs.



*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.*

## Outside

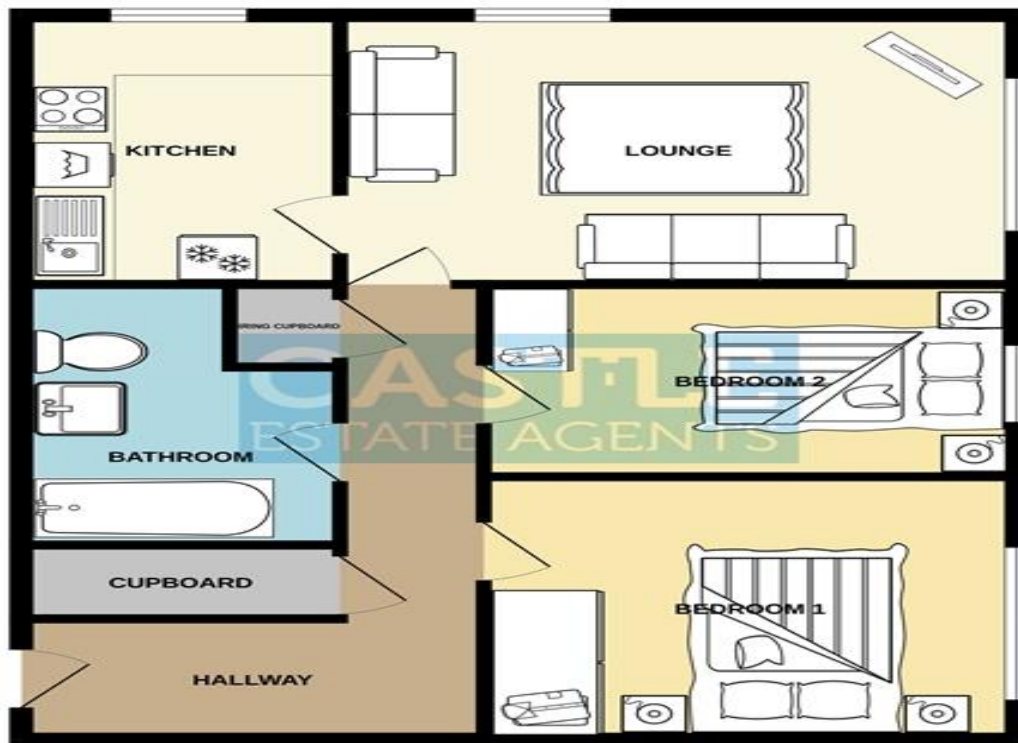
This property comes with communal gardens, ground floor storage shed and one under cover parking space.



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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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