



St Clements Court, Leigh on sea

CALLING ALL COMMUTERS: Castle Estate Agents are pleased to offer FOR SALE this One bedroom apartment set on the 4th floor of this 1930's built Art Deco apartment block set in Leigh Broadway in the heart of Leigh on sea, within a short walk to Leigh on sea main line STATION, RESTAURANTS, SEA FRONT.

- 1 Double Bedroom
- Sea views
- Leigh Broadway
- 2 Lifts
- Long lease
- 4th floor
- Very well presented
- Double glazed
- Walk to Station
- Lounge/Diner

£259,995 Leasehold

Front aspect

Double entrance doors to a very well presented communal entrance hallway and two lifts and stairs to the 4th floor with a further communal hallway and own hard wood front door to:



Inner hallway

Doors to all rooms, 4 x large storage cupboards, coving, radiator, entry phone system.



Lounge 24'6" by 12'0" (7m 47cm x 3m 66cm)

3 x double glazed Georgian style windows set in a bay with views South and North to the Estuary and Belfairs woods, radiator, coving, door to kitchen, large storage cupboard, tv point and power points.



Kitchen 9'5" by 5'7" (2m 87cm x 1m 70cm)

Double glazed Georgian style window to the side aspect, eye level and base level units, built in 4 ring electric hob with under oven and over extractor fan, roll top work surfaces incorporating a stainless steel 1 1/4 bowl with single drainer sink and mixer taps, spot lights, tiled splash backs, built in breakfast bar, space for fridge freezer and space for washing machine.



Bedroom 19'0" by 10'0" (5m 79cm x 3m 5cm)

Double glazed Georgian style window to the side aspect, fitted wardrobes, radiator, coving, power points and tv point.



Bathroom

3 piece Whit suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with mixer taps and shower attachments, tiled splash backs, extractor fan, shaver point, heated towel rail.

Communal gardens

Sweeping round communal gardens, with mature shrub borders but mainly laid to lawn, storage gage to basement and communal parking to front.

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.

Agents notes

157 YEAR LEASE WITH SHARE OF FREE HOLD?
 MAINTENANCE £283 PCM WHICH INCLUDES WATER IN AND OUT,
 BUILDINGS INSURANCE, GAS AND HEATING, GROUND RENT.
 OTHERS COSTS PAYABLE
 ELECTRIC £16PM
 TV LICENCE £12 PM
 COUNCIL TAX £67 PM
 Management agent Metta



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	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	77	79
(55-68) D		
(39-54) E		
(21-38) F		
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate 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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