



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
- Open plan
- Keys in office
- Parking space
- 2nd Floor
- Great sea views
- Fantastic location
- Set on Leigh Broadway
- Storage cupboard

£1250 PCM

Front aspect

Communal doors with entry phone system to communal hall and 2 lifts to all floors, and own front door to:

Inner hallway

Doors to all rooms, telephone point, wall mounted storage heater, large storage cupboard housing meters, laminated wood flooring.

Lounge 15'0" by 11'1" (4m 57cm x 3m 38cm)

Double glazed windows to rear and side aspect with stunning sea views, power points, tv point, storage heater, laminated wood flooring, open to:

Kitchen area

Double glazed window to the side aspect, White high gloss eye level and base level units, roll top work surfaces incorporating a stainless steel 1 1/4 bowl sink and single drainer with mixer taps, 4 ring ceramic hob, under oven and over extractor fan, fitted washing machine, integral fridge/freezer, matching splash backs, power points, spot lights, laminated wood flooring.

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

Double glazed window to the rear aspect, power points, wall mounted storage heater, laminated wood flooring.

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

Double glazed window to the rear aspect, power points, wall mounted storage heater, laminated wood flooring, fitted wardrobes.

Shower room

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, shower cubicle with wall mounted electric shower over, full tiled splash backs, extractor fan, wall mounted heated towel rail, tiled flooring.

Outside

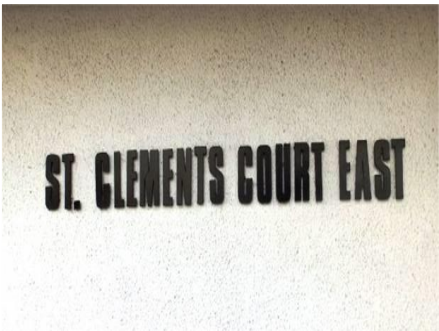
This property comes with communal gardens, ground floor storage shed and one under cover parking space.



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.

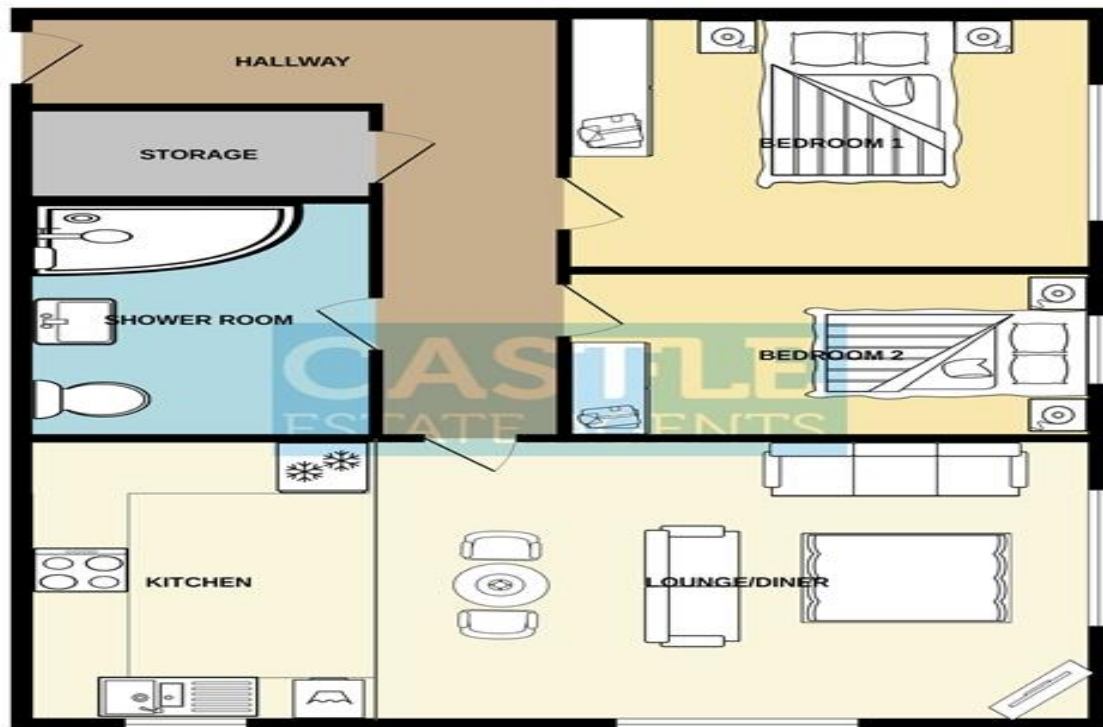
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80
England & Wales	EU Directive 2002/91/EC 	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	74	80
England & Wales	EU Directive 2002/91/EC 	



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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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