



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



Brayfield court, Leigh on sea

YOU SNOOZE YOU LOSE: Castle Estate Agents are pleased to offer FOR RENT this very well presented 2 bedroom GROUND FLOOR APARTMENT set in this sought after development situated within easy walking distance to LOCAL SHOPS, BUS ROUTES, GOLF COURSE and LOCAL SCHOOLS, benefiting from own PARKING SPACE.

- 2 Bedroom apartment
- Very well presented
- Communal gardens
- Double glazed
- Walk to local shops
- Ground floor
- Laminated wood flooring
- Allocated parking space
- Visitors parking
- Set on bus routes

£1000 PCM

Front aspect

Communal gardens with entrance to rear.

Rear view

Allocated parking space and visitors parking, communal gardens, gated side access, Laundry area, hardwood front door with frosted glass insets to:

Hallway

Laminated wood flooring, door to:

Lounge 14'0" by 11'4" (4m 27cm x 3m 45cm) Max

Double glazed window to the rear aspect with blind, coving, laminated wood flooring, power points, tv point, telephone point, wall mounted electric heater.

Kitchen 7'4" by 6'0" (2m 24cm x 1m 83cm)

Double glazed frosted window to the rear aspect with blind, White high gloss eye level and base level units, boxed work surfaces, 4 ring ceramic hob with under oven and over extractor fan, stainless steel 1 1/4 bowl sink with single drainer and mixer taps, tiled splash backs, power points, space for fridge freezer and washing machine.

Inner hallway

Doors to all rooms, storage cupboard, wall mounted electric heater, laminated wood flooring.

Bedroom 1 11' 4" by 10' 7" (3m 45cm by 3m 23cm), (I)

Double glazed window to the front aspect, coving, laminated wood flooring, wall mounted heater, power points and tv point.

Bedroom 2 11' 4" by 7' 4" (3m 45cm by 2m 24cm), (I)

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



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.

Bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with mixer taps and shower attachment, tiled splash backs, extractor fan, wall mounted heated.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	80
(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	76	80
(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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