



Glendale Mews,

A SHORT WALK: Castle estate agents are pleased to offer for sale this 2nd floor 1 bedroom apartment set in this fantastic position very close to Leigh Station, Broadway, sea front, bars and restaurants, this property benefits from a South facing balcony.

- One bedroom
- Balcony
- Communal parking
- Walk to the Station
- Ideal buy to let
- Second floor
- South facing
- Double glazed
- Walk to the Broadway
- Chain free

£159,995 Leasehold

Front aspect

Communal gardens, arch to communal parking, Hardwood door with entry phone system to stairs leading to 2nd floor and hardwood own front door.

Inner hallway

Doors to all rooms, entry phone system, telephone point.

Lounge 13'4" by 9'7" (4m 6cm x 2m 92cm) Max

Hardwood double glazed sliding patio doors to large balcony, tv point, power points, coving, wall mounted lights and storage heater.

Kitchen 11'4" by 5'5" (3m 45cm x 1m 65cm) Max

Eye level and base level units, roll top work surfaces, plastic sink and single drainer with mixer taps, hardwood double glazed window to the rear aspect, breakfast bar, space for fridge freezer, washing machine and electric cooker, tiled splash backs, power points and service hatch to lounge.

Bedroom 9'6" by 9'6" (2m 90cm x 2m 90cm) Max


Fitted wardrobes and dressing table, 2 x hardwood double glazed sash windows to the front aspect, storage heater, coving, power points, telephone point.


Bathroom

3 Piece suite comprising of a low level flush toilet, hand wash basin and panel enclosed bath with over electric shower, fully tiled walls, extractor fan, electric heater and shaver point.



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	77	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		
(55-68) D	65	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.