



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN
LEIGH-ON-SEA



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PROPERTY
AWARDS

2018-2019



GOLD WINNER

LETTING AGENT
IN LEIGH ON SEA



Sutton Road, Southend-on-Sea

*****REDUCED FOR A QUICK SALE***** Castle Estate Agents are proud to offer FOR SALE this first floor, 2 BEDROOM LUXURY APARTMENT set in an ideal location within Southend-on-Sea. The property benefits from allocated parking space in a secure gated car park & LONG LEASE, en-suite to Master Bedroom.

- New build in 2017
- Open plan living area
- Communal Gardens & Bike Shed
- High spec Bathroom Suite
- Juliette Balcony
- 123 year Lease
- Double glazed throughout
- High quality Kitchen with integral appliances
- O.I.E.O: £199,500

£199,500 Leasehold

Front Aspect

Beautifully presented front aspect of the property, stylish entrance hall with walk in storage cupboard and entry phone system.



Inner Hallway

Smooth Ceiling and wall, wood effect laminated flooring, doors to all rooms, 2 x light fittings, radiator.

Lounge/Kitchen 21' 5" by 11' 5" (6m 53cm by 3m 48cm), ()

Combined Lounge/Kitchen area with smooth ceiling & walls, Double glazed windows, 2 fitted radiators, fitted downlights, wood effect Laminated flooring, TV Points & power points, sliding double doors to Juliette balcony.



Kitchen area 21' 2" by 11' 5" (6m 45cm by 3m 48cm), ()

Fitted downlights, Butler style stainless steel sink with mixer taps, eye level and base level units, roll top work surface, integrated Zanussi Washing machine, Zanussi dishwasher, Zanussi Fridge/Freezer, Zanussi Oven and inset Hob. Wood effect laminated flooring, power points, double glazed window.



Bedroom 1 17' 6" by 11' 4" (5m 33cm by 3m 45cm), ()

Smooth ceiling & walls, 1 x light fitting, fitted mirrored Wardrobes, door to En-suite Bathroom, double glazed window, power points.

En-suite Bathroom

Fully tiled luxury Shower, butler sink, low level flush system toilet, downlights, tiled flooring, double frosted window.



Bedroom 2 11' 5" by 10' (3m 48cm by 3m 5cm)

Smooth ceiling and walls, 1 x light fitting, power points, carpeted, large double glazed window.

Family Bathroom


Smooth ceiling & walls, downlights, tiled splash backs, Three piece bathroom suite comprising of panelled bath with touch sensor controls, independent wash hand basin, low level toilet, heated towel rail.




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.

Communal gated secured parking

Communal gated secured underground parking for 1 space.

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

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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