



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN
LEIGH-ON-SEA



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2017



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IN LEIGH-ON-SEA



London Road, Leigh on sea

LONG LEASE: Castle Estate Agents are pleased to offer FOR SALE this 2ND floor 2 DOUBLE bedroom apartment set in this attractive development on London road in the heart of Leigh on sea with a small BALCONY to the rear and part sea views, this property has many benefits including a NEW SHOWER ROOM.

- 2nd floor apartment
- Chain free
- Walk to Leigh station
- Walk to Local shops
- Long lease
- 2 Double bedrooms
- Small balcony
- Walk to Sea front
- Walk to all bus routes
- Ideal buy to let

£210,000 Leasehold

Front aspect

Communal gardens, communal entrance, entry phone system, stairs to the 2nd floor and own hardwood front door to:

Entrance hall

Power points, radiator, storage cupboard, wall mounted lights, entry phone system, doors to all rooms.

Lounge 13' 9" by 12' (4m 19cm by 3m 66cm), (I)

Double glazed Georgian style window to the rear aspect and double glazed door to the rear aspect and small balcony with part sea view, power points, tv point, wall mounted lights, brick built feature fire place with electric fire inset, radiators, coving.

Kitchen 9' by 9' (2m 74cm by 2m 74cm), Max

Double glazed Georgian style window to the rear aspect, eye level and base level units, roll top work surfaces, stainless steel sink and single drainer with mixer taps, tiled splash backs, space for washing machine, fridge and freezer, inset 4 ring gas hob, under oven and over extractor fan, power points, radiator, tiled flooring, wall mounted boiler.

Bedroom 1 11' 4" by 10' 9" (3m 45cm by 3m 28cm), (I)

Double glazed Georgian style window to the front aspect, radiator, power points, wall mounted lights, fitted cupboard.

Bedroom 2 12' 4" by 7' 8" (3m 76cm by 2m 34cm), (I)

Double glazed Georgian style window to the front aspect, radiator, power points, spot lights.

New Shower room

3 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit and mixer taps, double shower cubicle with wall mounted electric shower over, fully tiled splash backs, Double glazed Double glazed Georgian style frosted window to the front aspect, heated towel rail, power points, tiled flooring, wall mounted light.



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

This property is currently being rented out at £825 pcm = £9,900 per year, the tenant is willing to stay long term.



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