



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



The Rowans, Leigh on sea

IDEAL FIRST TIME PURCHASE: Castle Estate Agents are pleased to offer FOR SALE this Top floor 2 bedroom apartment set in this fantastic position very close to local BUS ROUTES, local SHOPS, Airport and A127 this property is offered in good condition and benefits from an ALLOCATED PARKING SPACE.

- Two bedrooms
- Good condition
- Allocated parking
- Keys in office
- Walk to local shops
- Top floor
- Chain free
- Long lease
- Close to Airport
- Quick access A127

£189,995 Leasehold

Front aspect

Allocated parking space and ample visitors parking, Hardwood communal door with entry phone system to stairs leading to Top floor and own hardwood front door to:

Inner hallway

Doors to all rooms, entry phone system, power points, 2 x storage cupboards, laminated wood flooring, meters over, loft access.

Lounge area 15' 6" by 9' 6" (4m 72cm by 2m 90cm), (I)

Hard wood bay window front and Hard wood bay window to the side aspect with fitted blinds, tv point, power points, wall mounted storage heater, spot lights, laminated wood flooring, door to kitchen.

Kitchen 8' by 6' 6" (2m 44cm by 1m 98cm), (I)

Eye level and base level units, roll top work surfaces, stainless steel 1 1/4 bowl sink with mixer taps, space for fridge and washing machine, 4 ring ceramic hob with under oven and over extractor fan, tiled splash backs, power points, separate extractor fan, spot lights.

Bedroom 1 16' 4" by 8' 9" (4m 98cm by 2m 67cm), max

Hardwood window to the front aspect with fitted blinds, wall mounted heater, power points, spot lights, tv point.

Bedroom 2 9' 9" by 7' 1" (2m 97cm by 2m 16cm), (I)

Hardwood window to the front aspect with fitted blinds, power points.

Bathroom

3 Piece 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 heater.


Agents notes

Approx 99 years lease
Maintenance: £1480.00 Per year
Ground rent: £60 per year
Council tax band C




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		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) 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		
England & Wales	EU Directive 2002/91/EC	



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