



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



## St Clements Court East, Leigh on sea

PRIME LOCATION: Castle Estate Agents are pleased to offer FOR SALE this STUNNING COMPLETELY REFURBISHED 2 bedroom 6th FLOOR apartment, offering GREAT SEA VIEWS towards Kent and Southend pier, This property is ideally set in Leigh on sea BROADWAY within easy walking distance to LEIGH STATION.

- 2 Bedrooms
- 2 x lifts
- Completely refurbished
- Chain free
- Gated secure parking
- 6th Floor
- Great sea views
- Fantastic location
- Set on Leigh Broadway West
- Share of freehold

**£350,000 Share of Freehold**

## Front aspect

Communal doors with entry phone system to communal hall and 2 lifts to all floors, and own front door to:

## Inner hallway

Newly painted, doors to all rooms, New Grey carpets, telephone point, New wall mounted Smart WiFi electric panel heaters, airing cupboard, large storage cupboard housing meters and plumbing for washing machine, entry phone system.

## Lounge/Kitchen open plan 24' by 11' 8" (7m 32cm by 3m 56cm), ( )

Double glazed windows to front and side aspect with stunning sea views to the estuary, power points, tv point, telephone point, New wall mounted Smart WiFi electric panel heaters, Newly painted, new laminated wood flooring, open to:

## New kitchen area

Double glazed window to the side aspect, New eye level and base level Grey units, Quartz work surfaces, incorporating a stainless steel sunken 1 1/4 bowl sink with drainer and mixer taps, 4 ring ceramic hob, under oven and over extractor fan, integral fridge/freezer, micro wave and dishwasher, matching splash backs, power points, breakfast bar, newly painted and new laminated wood flooring.

## Bedroom 1 11'5" by 10'0" (3m 48cm x 3m 5cm)

Double glazed window to the front aspect, power points, newly painted, New wall mounted Smart WiFi electric panel heaters, New Grey carpets.

## Bedroom 2 11'0" by 7'0" (3m 35cm x 2m 13cm)

Double glazed window to the front aspect, power points, newly painted, New wall mounted Smart WiFi electric panel heaters, New Grey carpets.

## New bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed L shaped bath with mixer taps and wall mounted mains shower over, fully tiled splash backs with matching tiled flooring, extractor fan, wall mounted 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.*



## Outside

This property comes with a large communal terrace, bicycle storage and one secured parking space.



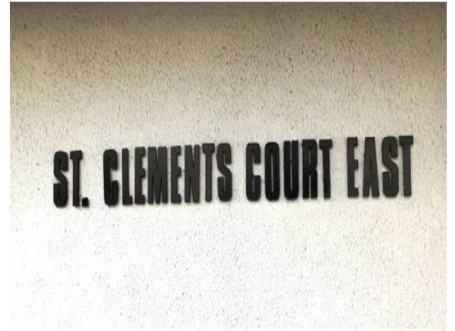
| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92-100) A                                  |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         | 58      | 76        |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental (CO <sub>2</sub> ) Impact Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92-100) A  |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         | 67      | 76        |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

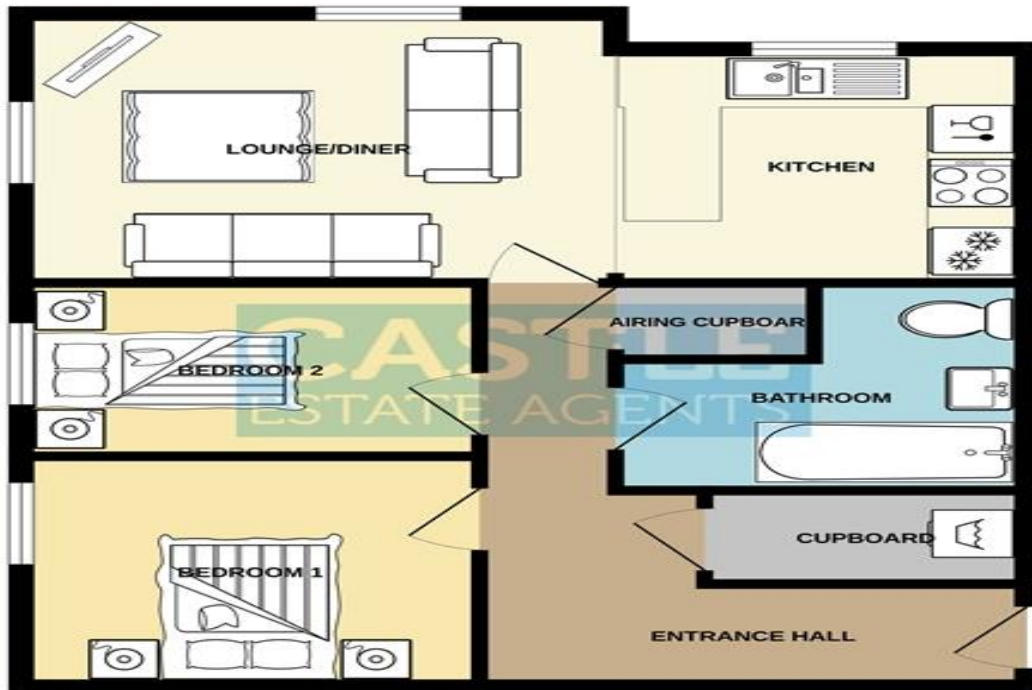
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6TH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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