



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 Broadway, Leigh on sea

STUNNING NEW DEVELOPMENT: Castle Estate Agents are delighted to offer FOR SALE this 3rd FLOOR 1 DOUBLE BEDROOM, LUXURY BATHROOM, beautifully designed new build apartment situated on the famous Leigh Broadway, benefiting from being OPEN PLAN, LONG LEASE, CHAIN FREE and PARKING SPACE.

- 1 Double bedroom
- Open plan living
- Quality specifications
- Third floor
- Prime location
- Luxury bathroom
- Long lease
- Parking space
- Close to sea front
- Walk to Station and Broadway

£310,000 Leasehold

Front aspect

Communal door with video entry system leading to communal hall with post boxes, down lighters, door to parking spaces, bike rack and rear access with double electric gates, stairs and lifts to all floors to own front doors to:

Internal hallways

Doors to all rooms, down lighters, power points, new carpets, video entry system, large storage cupboard.

Open plan lounge/kitchen/diner 19' 3" by 12' 3" (5m 87cm by 3m 73cm), max

LOUNGE AREA: Hard wood double glazed window to the rear aspect, Karndean flooring, power points and tv point, Vertical radiator, open to:

Kitchen area

New bespoke fully fitted eye level and base level Grey kitchens with integrated appliances to include built in oven with four ring ceramic hob and over extractor fan, fridge/freezer, washer dryer and dishwasher, down lighters, matching splash backs, Karndean flooring, composite sink with single drainer and mixer taps, boxed edge work surfaces, wall mounted radiator.

Bedroom 11' by 10' 3" (3m 35cm by 3m 12cm), (1)

Hard wood double glazed window with fitted blind to rear aspect, new carpets, radiator, power points, tv point, new fitted grey wardrobes.

Bathroom

Luxury 3 piece suite comprising of panel enclosed bath with wall mounted mains rainfall shower over & glass screen, low level WC & wash hand basin in vanity unit with mixer taps. Part tiled walls, Karndean flooring, heated towel rail, fitted censor mirror, ceiling spotlights, extractor fan.



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

Star Features

- Built by prestigious developer
- Stunning new development
- 1 and 2 Bedroom apartments
- Penthouse with large balcony and sea views
- Close to both Mainline Stations
- Set on Leigh Broadway
- All with Parking
- New 199 Year leases
- 2 x Secure gated entrances
- Entry phone systems
- Quality finishes

Little bit about Leigh on Sea!

The coastal town of Leigh-on-Sea, which sits at the mouth of the Thames estuary as it meets the channel, has been named the happiest place to live for the second time in three years. Dating back to Saxon times, Leigh-on-Sea is still an active fishing town with well-established events such as the Leigh Regatta and Leigh Folk Festival. Leigh-on-Sea has a rich history dating back to Medieval times, mentioned in the Domesday Book as "Legra" the Town was a small manor with livestock and fisherman, and said to be worth 100 shillings.

Over a thousand years the Town increased from a small village to a busy fishing town of national importance, trading between the 14th and 18th centuries. It's position on the Thames made it a crucial point for protection from the French, Spanish and Dutch armies and as a fast route across the Channel.

To register your interest and book your personal tour call Castle on 01702477754



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 (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		
(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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