



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 SECOND FLOOR 2 BEDROOM, 2 BATHROOM, beautifully designed new build apartment situated on the famous Leigh Broadway, benefiting from being OPEN PLAN, with En-suite, TERRACE, PARKING SPACE, CHAIN FREE and LONG LEASE.

- 2 Bedroom
- Open plan living
- Quality specifications
- Second floor
- Prime location
- 2 bathroom
- En-Suite
- Parking space
- Terrace
- Walk to Station and Broadway

**£600,000 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, 2 x large storage cupboards.



## Open plan lounge/kitchen/diner 28' 4" by 14' 2" (8m 64cm by 4m 32cm), max

LOUNGE AREA: Hard wood double glazed window and door to front aspect and terrace, new carpets, power points and tv point, 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.



## Terrace 9' by 7' 4" (2m 74cm by 2m 24cm), ()

Outside lights, decking, glass balustrade.



## Bedroom 1 18' 9" by 11' 4" (5m 72cm by 3m 45cm), max

Hard wood double glazed windows and door to front aspect and terrace, new carpets, radiator, power points, tv point, new fitted grey wardrobes.

## En-Suite

Luxury 3 piece suite comprising of double shower cubicle 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.*

## Bedroom 2 13' 8" by 9' (4m 17cm by 2m 74cm), ()

Hard wood double glazed window to front aspect and terrace, 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.

## 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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(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	

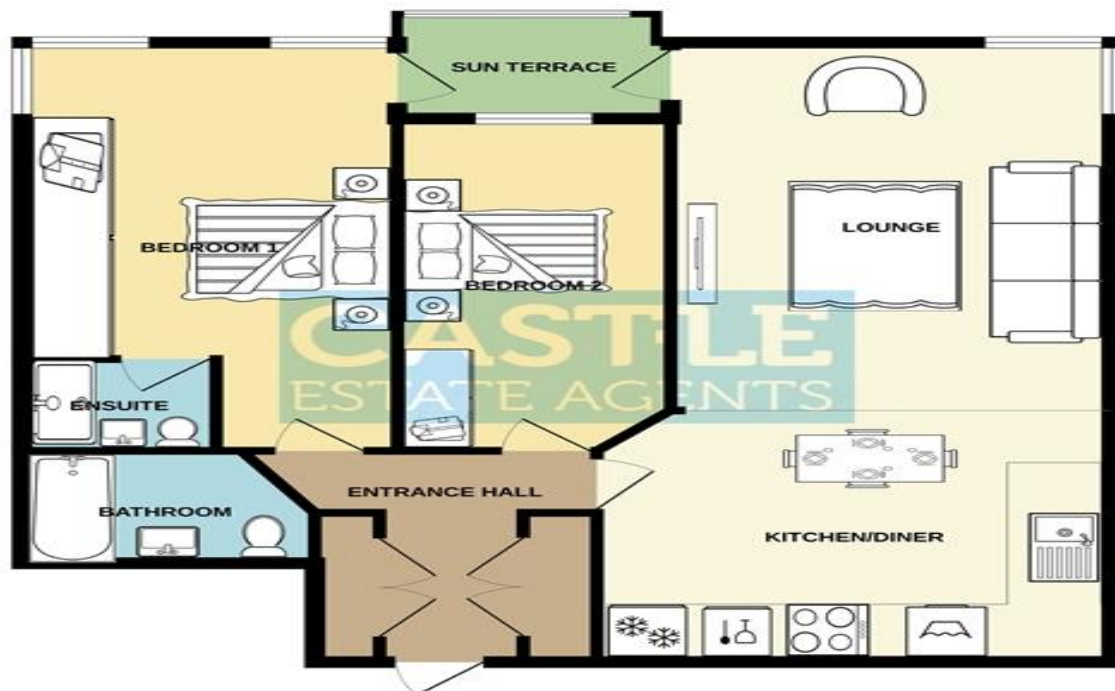
Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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