



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



## Hamlet Court Road, Westcliff on sea

Castle Estate Agents are pleased to offer FOR SALE this LARGE 4 DOUBLE Bedroom 1st floor Duplex apartment set in this great location within a short walk to the SEA FRONT, STATION, LOCAL SHOPS and ALL BUS ROUTES, This property benefits from being COMPLETELY REFURBISHED.

- 4 Double Bedrooms
- Chain free
- Completely refurbished
- Long lease
- Walk to sea front
- First floor apartment
- Parking space
- Duplex
- Walk to station
- Ideal buy to let

**£235,000 Leasehold**

## Rear access

Wooden stairs to the rear of property leading to a, hardwood communal door to Communal hallway with new carpet leading to new double glazed front door to.

## New Kitchen 9' 3" by 7' 6" (2m 82cm by 2m 29cm), (I)

Double glazed window rear aspect, a range of high gloss Grey eye level and base level units with Roll top work surfaces, stainless steel sink and single drainer with mixer tap, Built in 4 ring gas hob with under oven and over extractor fan, tiled splash backs. power points, wall mounted boiler, space for washing machine, down lighters, radiator, new flooring.

## Inner Hallway

New carpets, stairs to the second floor landing, Doors to all rooms, Radiator, Power points, under stair cupboard.

## Lounge 19' by 14' (5m 79cm by 4m 27cm), (I)

3 x Double glazed windows to the front aspect, Radiator, Power points, Tv point, coving, new carpets.

## Bedroom 1 13' 2" by 13' (4m 1cm by 3m 96cm), (I)

Double glazed windows to the rear aspect, Radiator, Power points, Tv point, coving, new carpets.

## Bedroom 4 12' 8" by 9' (3m 86cm by 2m 74cm), (I)

Double glazed windows to the rear aspect, Radiator, Power points, Tv point, coving, new carpets.

## New Bathroom

3 Piece White suite comprising of a hand wash basin in vanity unit with mixer taps, panel enclosed bath with mixer taps, low level flush toilet, tiled splash backs, radiator, Double glazed frosted window to the side aspect, extractor fan, new flooring.

## 2nd floor landing

doors to all rooms, skylight.



*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 19' by 8' 7" (5m 79cm by 2m 62cm), (I)

Double glazed windows to the front aspect, Radiator, Power points, new carpets.

## Bedroom 3 16' 2" by 10' 2" (4m 93cm by 3m 10cm), (I)

Double glazed windows to the rear aspect, Radiator, Power points, new carpets.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	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		62	75
(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

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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