



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



Woodfield Park Drive, Leigh on sea

CLOSE TO BROADWAY: Castle Estate Agents are delighted to offer FOR RENT this well presented first floor STUDIO FLAT set within a short walk to LEIGH BROADWAY, STATION, SEA FRONT, SHOPS, BARS and RESTAURANTS, this property has many benefits including a MODERN SHOWER ROOM, FLOORING and KITCHEN AREA.

- Studio Flat
- Shower room
- Modern kitchen area
- Walk to Station
- Available now
- First floor
- 25ft living area
- Walk to Broadway
- Walk to sea front
- Good condition

£800 PCM

Front Aspect

Hardwood communal front door with side panel windows to porch with tiled flooring, hardwood door with frosted inset to Communal hallway with tiled flooring, stairs leading first floor with double glazed window to the side aspect and own hardwood door to:

Open plan studio area 25' 7" by 11' 3" (7m 80cm by 3m 43cm), ()

Carpeted, 3 x double glazed windows to the rear aspect, power points, wall mounted electric heater, free internet, KITCHEN AREA Grey base level units, boxed edge work surfaces, stainless steel sink with single drainer with mixer taps, tiled splash backs, new flooring, integral fridge, wall mounted oven.

New Shower room

Fully tiled, double glazed frosted windows to rear aspect, 3 piece White suite comprising of a low level flush toilet hand wash basin in vanity unit with mixer taps, shower cubicle with wall mounted electric shower and glass sliding doors, heated towel rail, tiled flooring, extractor fan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	72	72
(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	72	72
(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	

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.

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.