

***To arrange a viewing contact us
today on 01268 777400***



London Road, Leigh-On-Sea Guide price £300,000

Aspire Estate Agents New Homes are delighted to present Flat 1, River Court – a stylish ground floor apartment, thoughtfully designed with elegant detailing and modern finishes throughout. Perfect for first-time buyers, downsizers, or investors, this home balances comfort with a contemporary lifestyle.

The heart of the apartment is the generous open-plan living area, featuring sleek herringbone flooring and a beautifully fitted kitchen. With granite worktops, a central island, and breakfast bar seating, it's an ideal space for both everyday living and entertaining.

Accommodation includes a spacious double bedroom, with French doors opening directly onto a private patio garden, plus a high-specification modern shower room.

Externally, the property further benefits from an allocated parking space within this exclusive development.

For further details or to arrange a viewing, please contact:
Kash Martin – Associate Director, Aspire Estate Agents

www.aspireestateagents.co.uk

The Development – River Court

Ground Floor Apartments – Spacious open-plan layouts, private gardens/courtyards, and natural light throughout.

First & Second Floors – Generously sized bedrooms, built-in storage, contemporary bathrooms with rainfall showers, and many with private balconies.

Exterior – A modern, architecturally striking building with landscaped communal areas, private outdoor spaces, and allocated parking.

Location

Situated on London Road, River Court offers unrivalled convenience in the heart of Leigh-on-Sea. The vibrant Broadway – with its boutique shops, cafés, and restaurants – is just a short walk away, while the picturesque seafront and Old Leigh's historic charm are close at hand.

For commuters, Leigh-on-Sea train station (0.7 miles) provides direct access to London Fenchurch Street, with excellent road links via the A13 and A127.

Key Information

Tenure: Share of Freehold

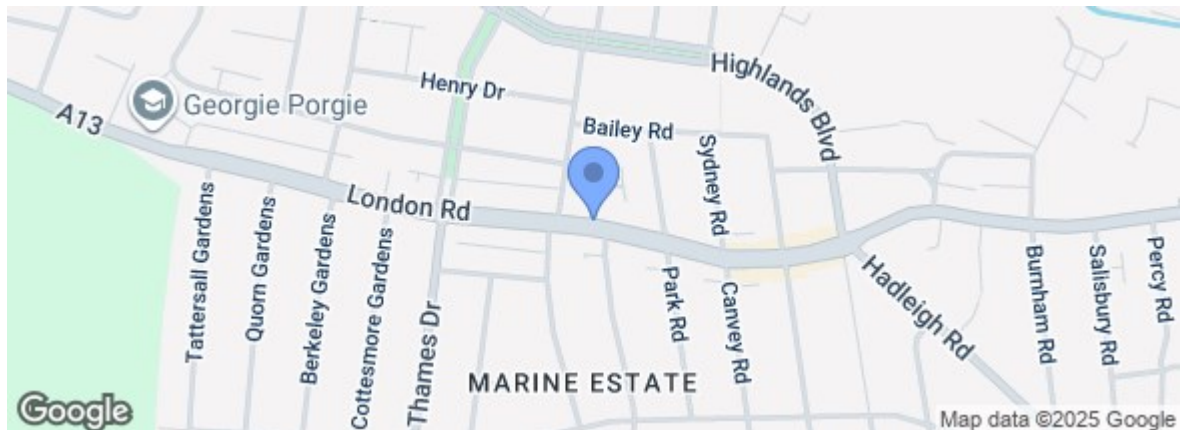
Council Tax Band: TBC

Warranty: 10-Year New Build

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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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