

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



London Road, Leigh-On-Sea Offers in the region of £350,000

Aspire Estate Agents New Homes are proud to present Flat 3, River Court – a beautifully designed first floor apartment that seamlessly combines style and practicality. Benefiting from its own private entrance, this stunning home offers both exclusivity and convenience.

The open-plan living area is a true highlight, complete with a striking media wall, feature fireplace, and elegant herringbone flooring. A contemporary fitted kitchen with granite work surfaces and integrated appliances adds both functionality and sophistication, making it the perfect hub for modern living.

The accommodation comprises a generously sized double bedroom, a separate study (ideal for home working or as a dressing room), and a stylish shower room enhanced by sensor lighting. The hallway also benefits from sensor lighting, ensuring practicality as well as elegance.

Externally, the apartment includes an allocated parking space, completing this superb home. With just five residences within the development, River Court represents an exclusive opportunity to secure a thoughtfully crafted new home in the heart of Leigh-on-Sea.

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, Shaker-style kitchens with granite worktops and central islands, plus private gardens/courtyards.

First & Second Floors – Generous bedrooms, sleek built-in storage, contemporary bathrooms with rainfall showers and gold fixtures, many with private balconies.

Exterior – Modern architectural design with landscaped communal areas, private outdoor spaces, and allocated off-street parking for all apartments.

Location

Situated on London Road, River Court enjoys a prime position just moments from Leigh Broadway, with its vibrant mix of boutique shops, cafés, and restaurants. The picturesque seafront and historic Old Leigh are close by, offering the perfect balance of coastal living and community spirit.

For commuters, Leigh-on-Sea station (0.7 miles) provides direct services to London Fenchurch Street, while the nearby A13 and A127 ensure excellent road connections across Essex and beyond.

Measurements

Open Plan Living Space – 22'0" x 11'8" (6.71m x 3.56m)

Bedroom One – 11'9" x 10'9" (3.58m x 3.28m)

Study – 7'6" x 6'0" (2.29m x 1.83m)

Key Information

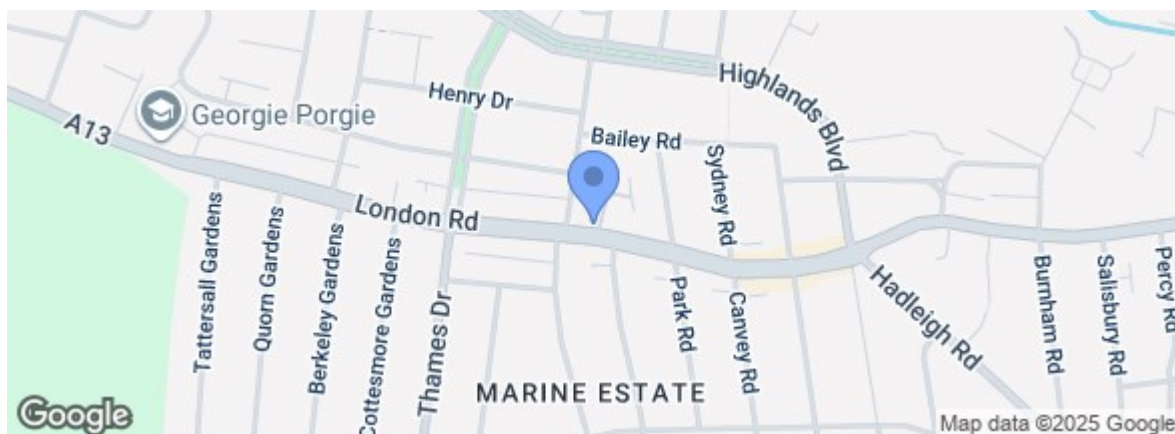
Tenure: Share of Freehold

Council Tax Band: TBC

Warranty: 10-Year New Build



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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