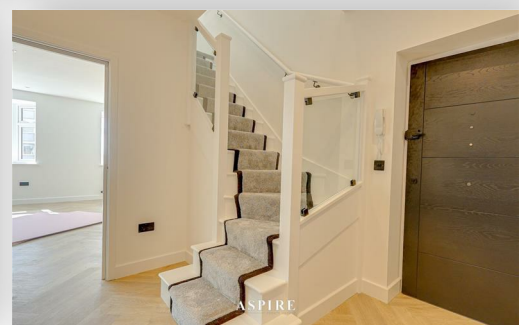
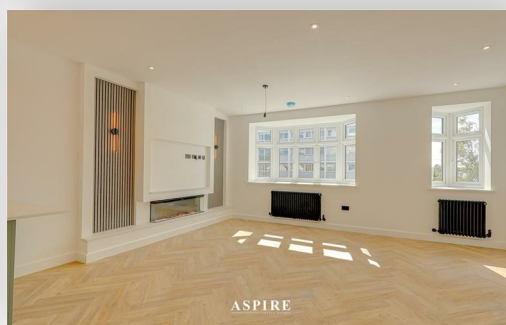


***To arrange a viewing contact us
today on 01268 777400***



London Road, Leigh-On-Sea Guide price £475,000

Aspire Estate Agents New Homes are delighted to present Flat 4, River Court – the development's true showpiece. This beautifully crafted duplex apartment offers exceptional space, elegant design, and high-quality finishes throughout, creating a home that perfectly balances style and practicality.

The ground floor opens with an inviting entrance hall, complete with cloakroom and storage. From here, double doors lead into a spectacular open-plan living area, where a contemporary media wall, feature fireplace, and sleek herringbone flooring set the tone. The stylish fitted kitchen includes granite worktops, a breakfast bar, and integrated appliances – ideal for entertaining or relaxed everyday living.

A staircase rises to the first floor, revealing two generously proportioned double bedrooms. The principal suite is enhanced by a dedicated dressing area, while the second bedroom is equally spacious. Completing the upper level is a bold, contemporary bathroom finished to an exceptional standard, featuring modern fittings and a luxurious double sink vanity.

Externally, the apartment is complemented by an allocated parking space. Guide Price £475,000 to £500,000

The Development – River Court

Ground Floor Apartments – Spacious layouts with Shaker-style kitchens, granite worktops, and private gardens/courtyards.

First & Second Floors – Luxury finishes, plush carpeting, rainfall showers, and many with private balconies.

Exterior – Modern architecture, landscaped communal areas, private outdoor spaces, and allocated parking throughout.

Location

Positioned on London Road, River Court is perfectly placed for both lifestyle and convenience. Leigh Broadway is within walking distance, offering boutique shops, coffee houses, and restaurants, while the charming seafront and Old Leigh's historic atmosphere are close by.

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

Measurements

Open-Plan Living Space – 26'11" max x 18'1" max (8.20m x 5.51m max)

Bedroom One (with dressing area) – 12'10" x 10'2" (3.91m x 3.10m)

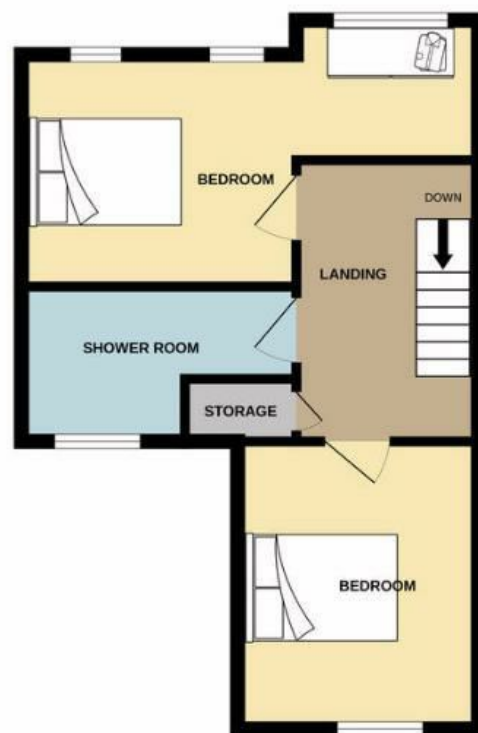
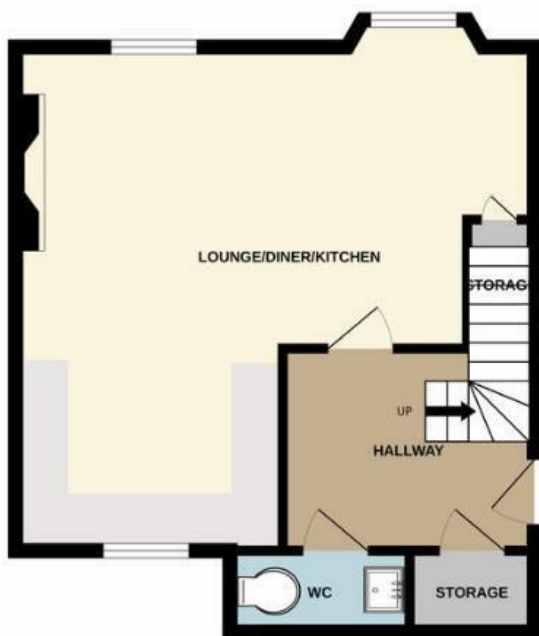
Bedroom Two – 15'1" x 9'8" (4.60m x 2.95m)

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	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.