

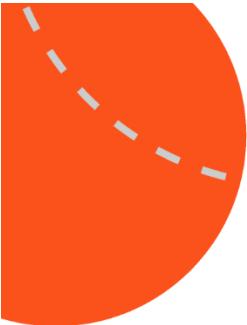


River Court 1777-1779 London Road, Leigh-On-Sea, Essex, SS9 2ST
1-bedroom ground floor flat / **Guide Price £300,000-£325,000** / t. 01702 555888

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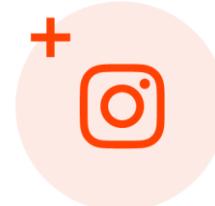




Welcome to Flat 1 River Court, a luxury **one bedroom** ground floor flat in this bespoke new development in the heart of Leigh-On-Sea. No expense has been spared with high quality fixtures and fittings throughout, boasting large open plan lounge/diner/kitchen, double bedroom, stunning shower room and access to courtyard. Also benefiting from allocated parking with EV charging point and a 199 year lease.

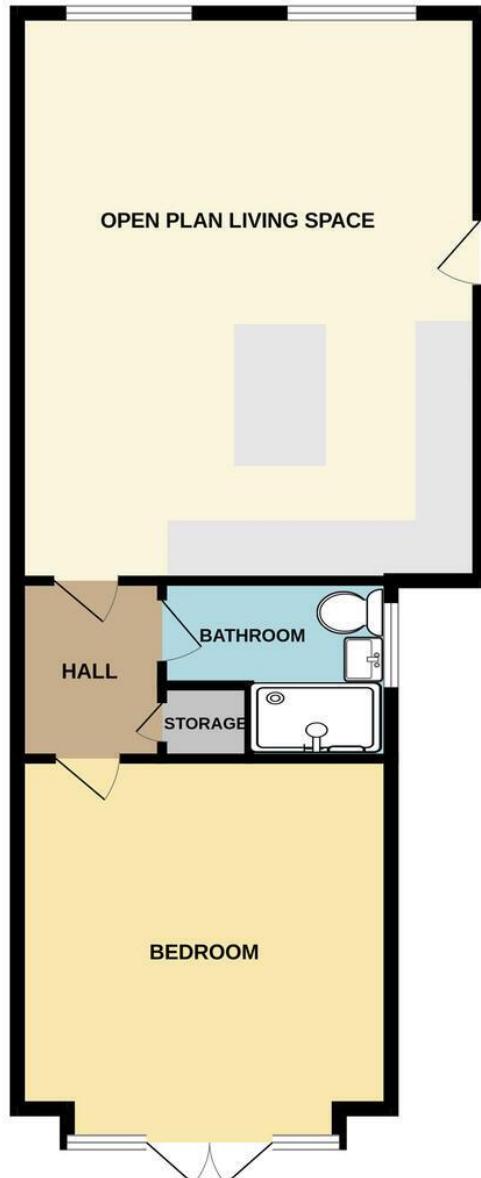
Situated in this great location within walking distance of Leigh Mainline station with direct links into London Fenchurch Street whilst also having London Road shopping facilities on your doorstep. Local woods and Leigh Broadway are also a short way away.

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**A space to
call home.**

GROUND 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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Highlights

- ＼ **Luxury One Bedroom Ground Floor Apartment**
- ＼ **Stunning Kitchen/Lounge/Diner**
- ＼ **Double Bedroom**
- ＼ **Bespoke Shower Room**
- ＼ **Private Courtyard**
- ＼ **Allocated Parking Space With EV Charger**
- ＼ **Long Lease**
- ＼ **Gas Central Heating Via Vaillant Combi Boilers**
- ＼ **10 Year ABC Structural Warranty**
- ＼ **Walking Distance To Station**
- ＼ **Close To Shops**
- ＼ **No Onward Chain**



Communal entrance door opening to communal hallway, private entrance door to lounge/diner/kitchen.

Lounge/Diner/Kitchen 26'6 x 13'1

Stunning reception room open planned to luxury fitted kitchen, Herringbone flooring, power points, TV point, smooth plastered ceiling with inset spotlights, sink and moulded drainer with mixer tap inset into a range of quartz worktops with cupboards and drawers beneath and matching eye level units, integrated dishwasher, integrated oven, four ring electric hob with extractor over, cupboard housing Vaillant combination boiler, integrated fridge freezer, two radiators, UPVC double glazed windows to front, door to inner hallway.

Inner Hallway

Herringbone flooring, power points, smooth plastered ceiling with inset spotlights, storage cupboards, door to accommodation off.

Bedroom 14'6 x 11'4

Herringbone flooring, attractive panelling to walls, smooth plastered ceiling, power points, TV point, USB charging point, two vertical radiators, UPVC double glazed window to rear with central French doors leading to courtyard.

Shower Room 7'3 Maximum x 6'11

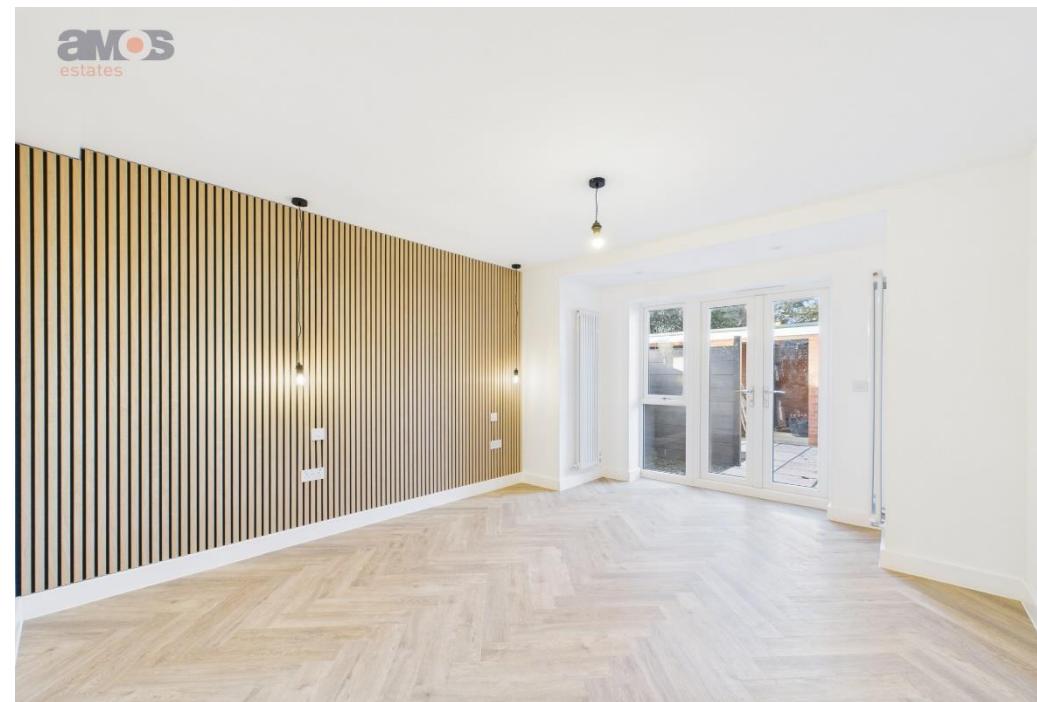
Stunning three piece suite comprising large walk-in shower with drench style shower head above and separate handheld attachment, vanity wash basin with mixer tap and storage below, push button WC, Herringbone flooring, UPVC obscure double glazed window to side, extractor, smooth plastered ceiling with inset spotlights, heated towel radiator, tiled walls.

Outside & Parking

Each flat comes with an allocated parking space with EV car charger. There are also bike and bin stores.

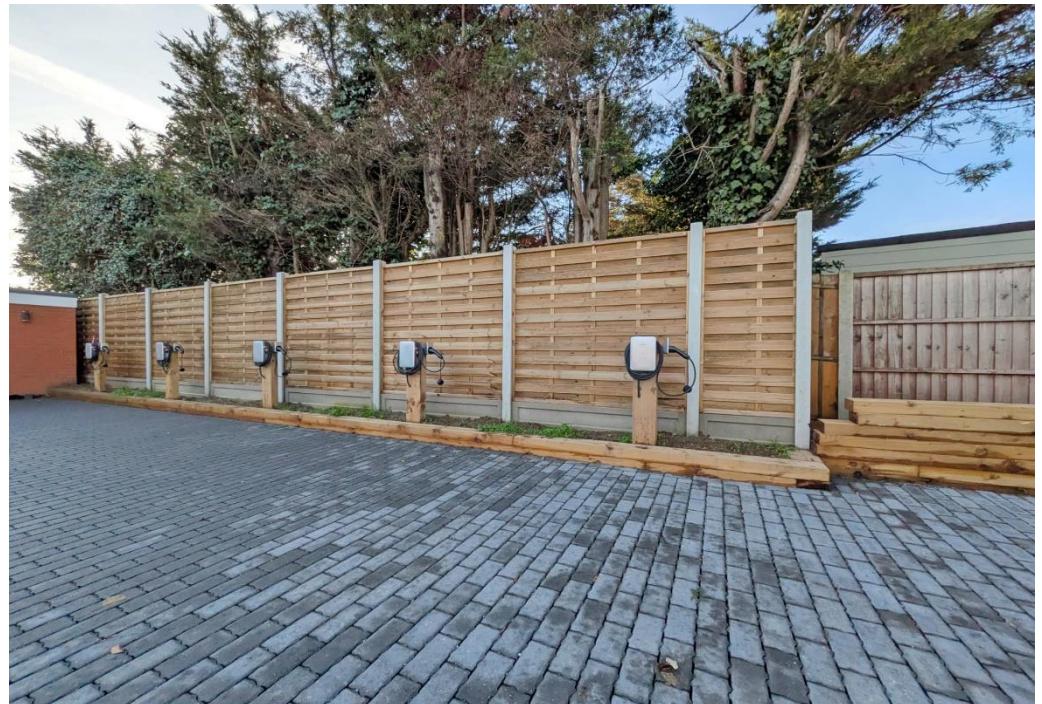
Lease Info

Sold with 199 year leases, we understand the service charge is £1500 per annum with no ground rent.



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We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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