



London Road

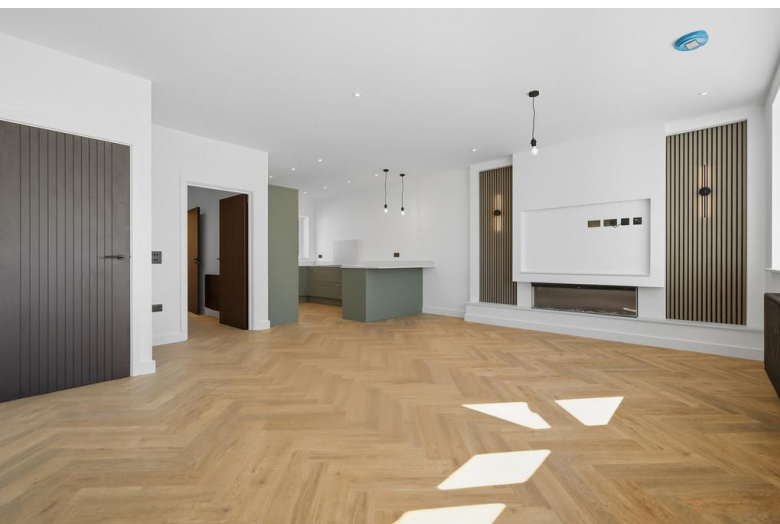
Leigh-on-Sea

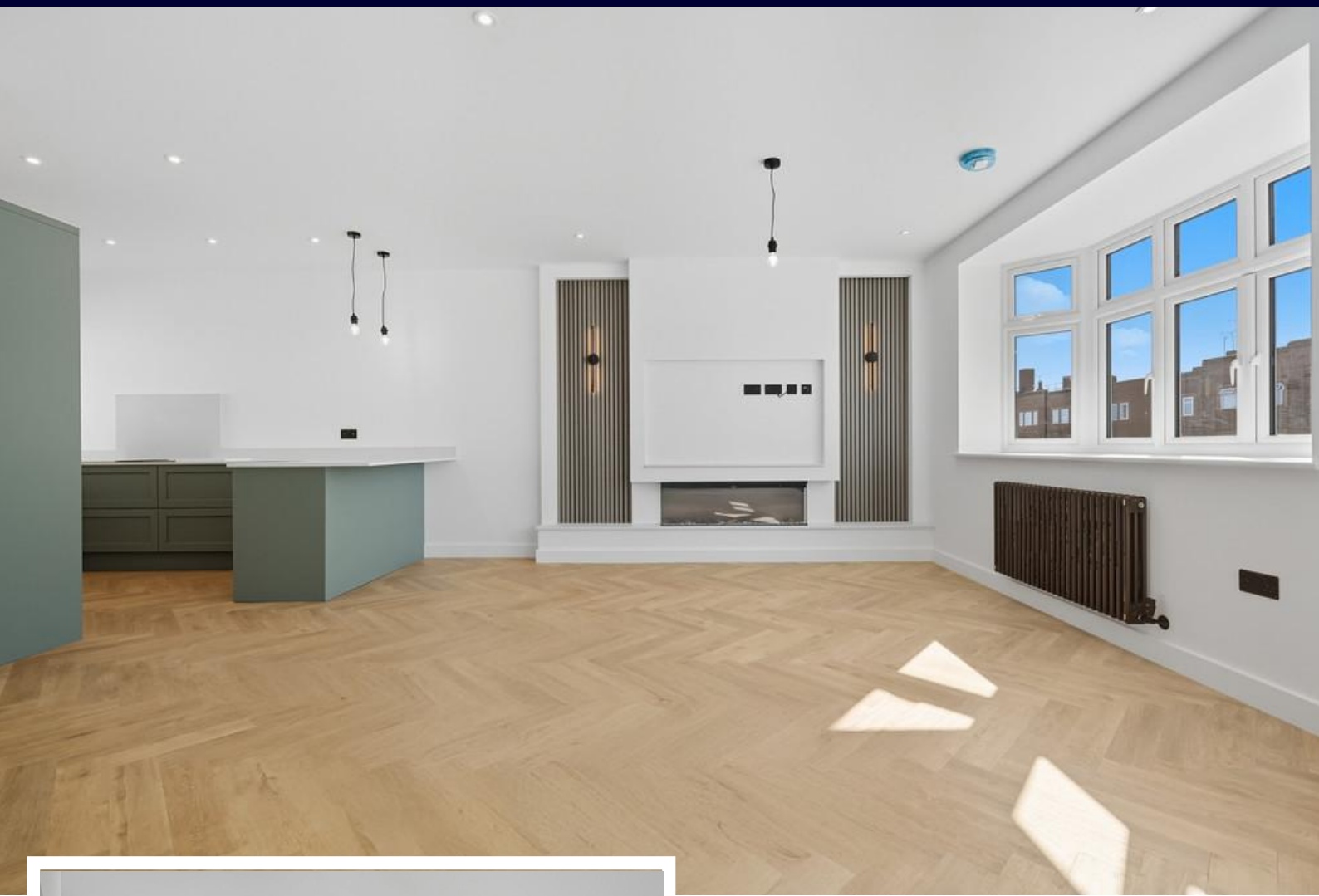
- A COLLECTION OF 5 BRAND NEW APARTMENTS
- EXCEPTIONAL TWO BEDROOM DUPLEX APARTMENT
- SHARE OF FREEHOLD
- 10 YEAR BUILD WARRANTY



£475,000 Guide Price

River Court is a stunning collection of 5 luxury apartments all presenting their own unique appearance with quality modern finishes, situated in a popular area of Leigh-on-Sea.

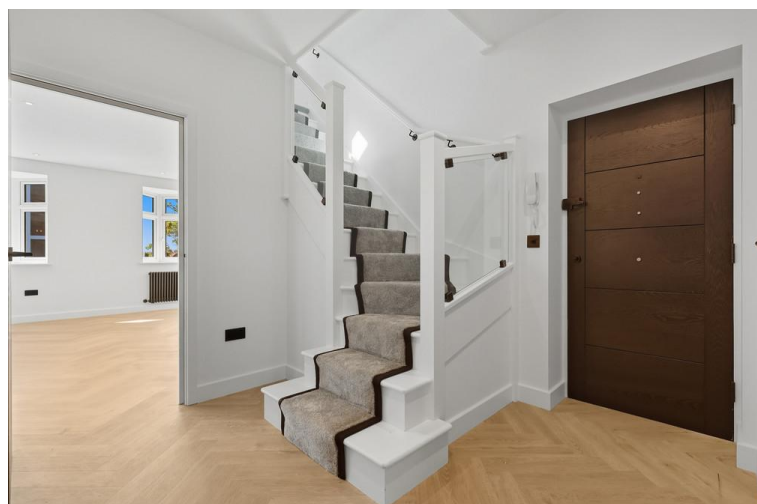




A stunning and contemporary duplex apartment, which offers the highest standard of living.

Upon entry you are welcomed into a fabulous entrance hall with storage and wc, as well as the stairs that lead to the first floor.

A fantastic open plan space combines a luxury kitchen, Herringbone flooring, as well as a media wall with a great fireplace.



The first floor features two well proportioned bedrooms, one with a dressing room. The bathroom is of a luxurious design finished with a bold black design with modern fittings and double sink vanity.

Externally the property comes with an allocated parking space.

River Court sits in an ideal position on London Road close by to all local amenities, which provides the upmost convenience for a future buyer. The block is within close



distance to Leigh-on-Sea train station, Old Leigh, as well as easy access to the A127 and A13.

HALLWAY

9' 0" x 8' 7" (2.74m x 2.62m)

WC

LIVING ROOM

18' 0" x 26' 8" (5.49m x 8.13m)

LANDING

16' 6" x 6' 4" (5.03m x 1.93m)

DOUBLE SHOWER ROOM

9' 9" x 6' 5" (2.97m x 1.96m)

BEDROOM

17' 3" x 12' 8" (5.26m x 3.86m)

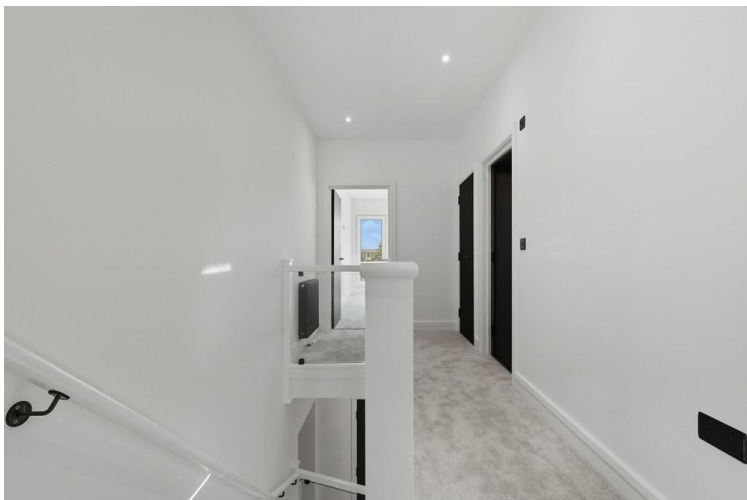
BEDROOM

15' 4" x 9' 7" (4.67m x 2.92m)

TENURE

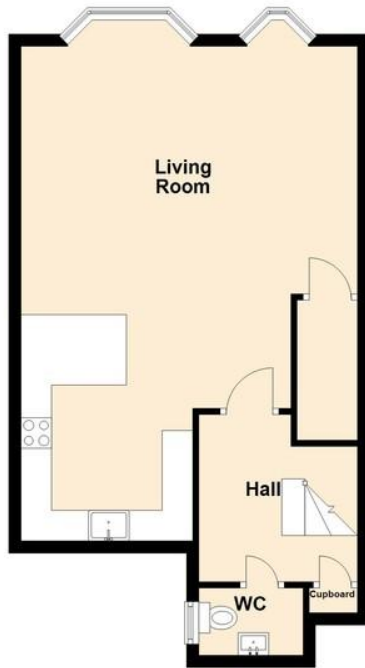
SHARE OF FREEHOLD

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



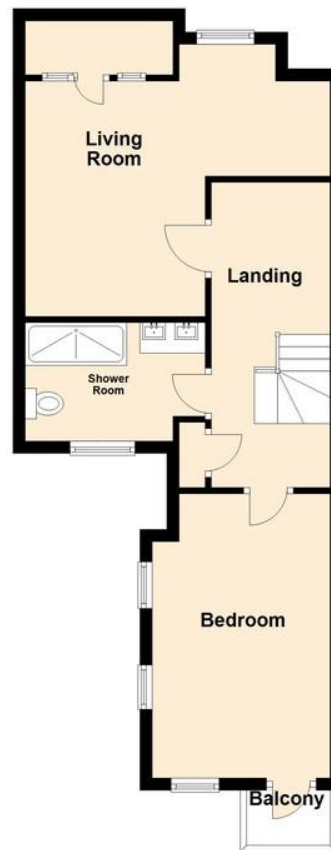
First Floor

Approx. 49.1 sq. metres (528.8 sq. feet)



Second Floor

Approx. 48.1 sq. metres (518.2 sq. feet)



Total area: approx. 97.3 sq. metres (1047.0 sq. feet)

Regulated by RICS

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