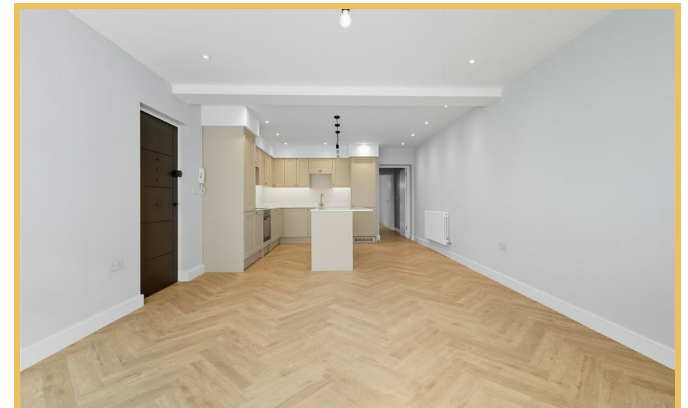




**London Road**  
Leigh-on-Sea SS9 2ST

- A COLLECTION OF 5 BRAND NEW APARTMENTS
- 10 YEAR WARRANTY
- STUNNING MODERN FINISHES
- SHARE OF FREEHOLD
- GROUND FLOOR APARTMENT
- PARKING TO REAR
- EXCELLENT LEIGH-ON-SEA LOCATION
- FABULOUS OPEN PLAN LIVING

**Guide Price £280,000 Share of Freehold**





## Location

\*\*\*\*Guide Price - £300,000 to £325,000\*\*\*\*

Welcome to Flat 1, River Court, a stunning apartment that belongs to a collection of 5 luxury apartments situated in a popular area of Leigh-on-Sea.

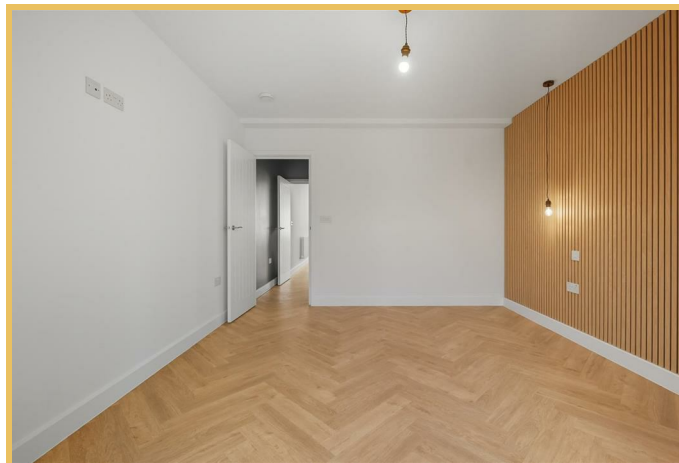
The property features a fantastic open plan living room and kitchen area, with a sleekly designed modern kitchen equipped with integrated appliances as well as an island for breakfast bar seating. Complimented with granite worktops and herringbone flooring. This is an ideal space for entertaining friends and family.

Further to the property you have a stylish shower room which is fully tiled with high end finishes.

To the rear of the property you have the double bedroom which has French doors that directly opens to your own patio area.

Externally the apartment comes with an allocated parking space.

River Court sits on 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.



**OPEN PLAN LIVING & KITCHEN**

26'8" x 13'2"

**HALL**

7'3" x 3'6"

**BATHROOM**

**BEDROOM**

14'4" x 11'4"

**TENURE**

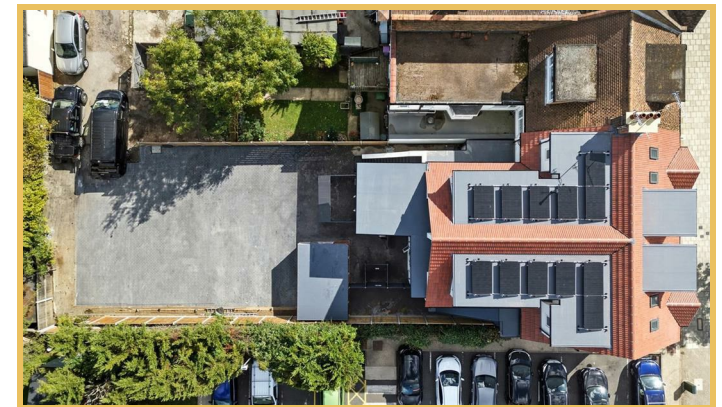
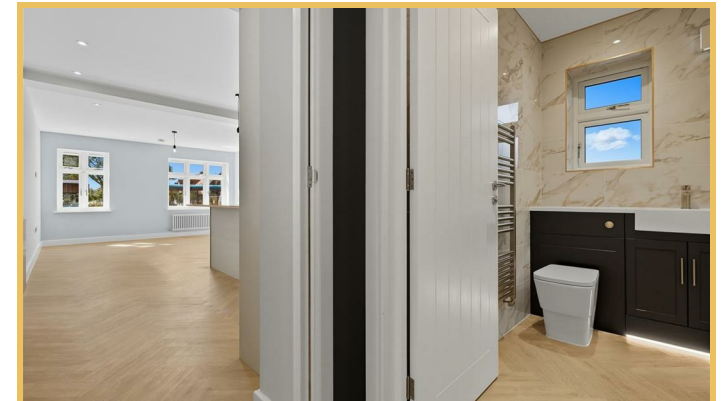
SHARE OF FREEHOLD

COUNCIL TAX - TBC

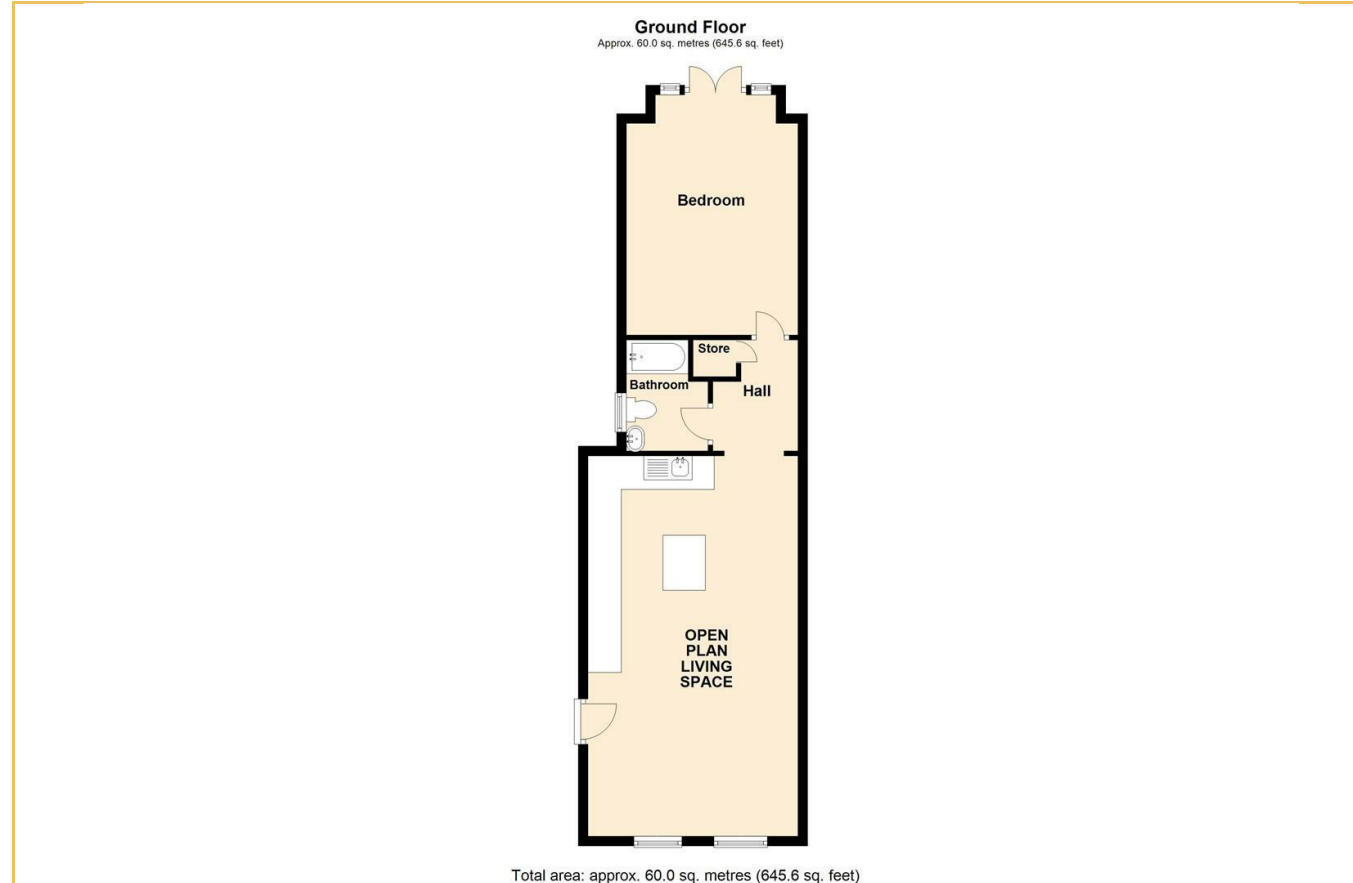
EPC - TBC

WARRANTY - 10-YEAR NEW BUILD

• 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.



Local Authority  
Council Tax Band  
EPC Rating **B**



**Sales Office**  
190 London Road  
Southend-On-Sea  
Essex  
SS1 1PJ

**Contact**  
01702 34 11 77  
<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

