



River Court 1777-1779 London Road, Leigh-On-Sea, Essex, SS9 2ST  
2 bedroom flat / **Guide Price** £400,000 - £440,000 / t. 01702 555888

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Welcome to Flat 4 River Court, a luxury **two bedroom** flat set over two floors 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, two double bedrooms, WC, stunning shower room and private covered balcony along with estuary glimpses. Also benefiting from allocated parking with EV charging point and a 125 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



1ST 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 Two Bedroom Apartment**
- \ **Stunning Kitchen/Lounge/Diner**
- \ **Two Double Bedrooms**
- \ **Bespoke Shower Room**
- \ **WC**
- \ **Private Balcony**
- \ **Estuary Glimpses**
- \ **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 stairs leading to communal entrance door opening to communal hallway, private entrance door to property.

### **Entrance Hall 9'1 x 8'7 \**

Herringbone flooring, radiator, stairs with timber balustrade and glass insert with carpet runner leading to first floor, power points, smooth plastered ceiling with inset spotlights, entry phone system, cupboard housing Vaillant combination boiler and consumer unit, doors to accommodation off.

### **Lounge Diner Kitchen 26'9 x 18'2 Maximum Measurements \**

Herringbone flooring, two radiators, smooth plastered ceiling with inset spotlights, TV point for wall mounted flat screen television with display surround and attractive panelling, remote control electric fire, double bowl sink with moulded drainer and mixer tap inset into a range of quartz worktops with cupboards and drawers beneath and matching eye level units, four ring induction hob with extractor, wine chiller, integrated fridge freezer, integrated oven, integrated dishwasher (some appliances yet to be installed), UPVC double glazed window to rear, further UPVC double glazed window to front, breakfast bar facility, USB charging points, large storage cupboard.

### **WC \**

Modern two piece suite comprising push button WC, vanity wash basin with mixer tap and storage below, heated towel radiator, UPVC obscure double glazed window to side, extractor, smooth plastered ceiling, Herringbone flooring.

### **Landing 16'4 x 6'5 \**

Fitted carpet, censored LED lighting, smooth plastered ceiling with inset spotlights, radiator, power points, storage cupboard with power, doors to accommodation off.

### **Bedroom One 17'3 Reducing To 10'4 x 12'10 \**

Fitted carpet, two radiators, power points, USB charging point, two Velux windows, UPVC double glazed window to front with Estuary glimpses, wall light point, Eaves storage, dressing area.





### **Bedroom Two 15'4 x 9'8 \**

UPVC obscure double glazed window to side, UPVC double glazed window to rear with door adjacent leading to balcony, fitted carpet, wall light points, power points, USB charging points, smooth plastered ceiling, radiator.

### **Balcony 6'9 x 4'6 \**

Covered balcony with glass surround, power and lighting.

### **Shower Room 10' x 6'6 Maximum \**

A stunning three piece suite comprising large walk in shower unit with drench style shower head above and separate handheld attachment, push button WC, his and hers vanity wash basins with mixer tap and storage below, tiled walls and flooring, heated towel radiator, UPVC obscure double glazed window to rear, extractor, smooth plastered ceiling with inset spotlights, LED lighting.

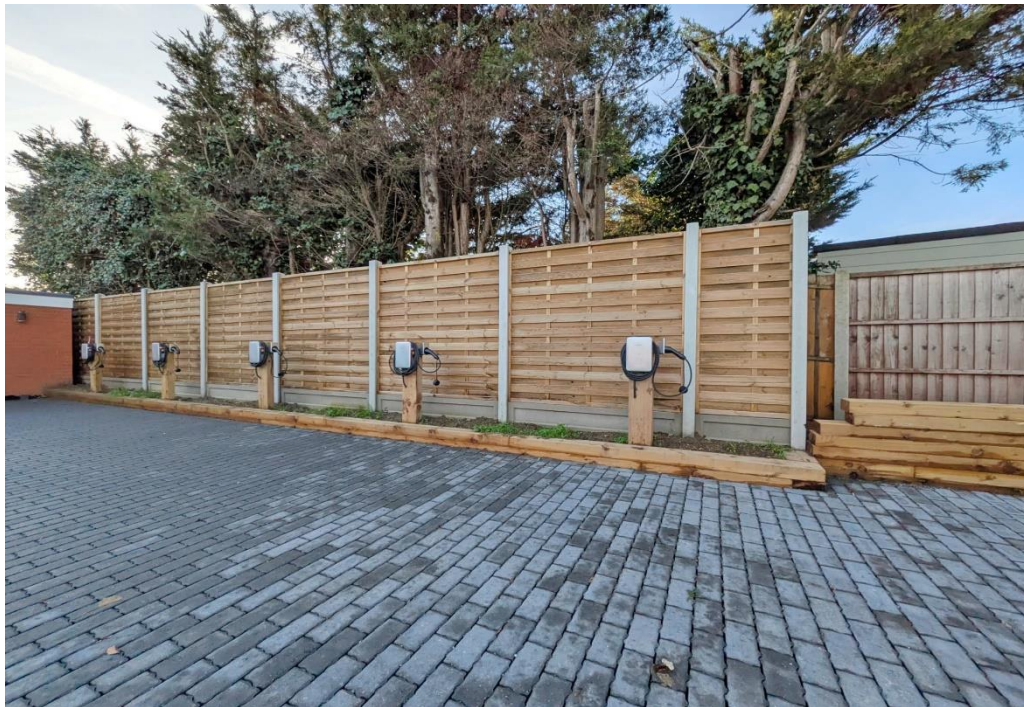
### **Outside & Parking \**

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

### **Lease Info \**

Sold with 125 year leases, we understand the service charge is £1500 per annum with no ground rent.





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