



## London Road Leigh-on-Sea

- TWO DOUBLE BEDROOMS
- STUNNING LIVING ROOM ACCOMODATION
- BESPOKE FITTED KITCHEN
- LUXURY DOUBLE SHOWER ROOM



### Guide Price £400,000

Breathtaking two bedroom Duplex first & second floor apartment. Beautiful bespoke finish not often seen, allocated parking and fabulous kitchen & double shower room. Top end finishes throughout. Perfect for Belfair's Woods, Leigh Station and a stroll to the bustling Leigh Broadway and Marine Parade.





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.

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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.



## COMMUNAL HALLWAY

18' 0" x 3' 6" (5.49m x 1.07m)

## HALLWAY

11' 2" x 3' 4" (3.4m x 1.02m)

## LIVING ROOM

18' 6" x 18' 2" (5.64m x 5.54m)

## LANDING

16' 3" x 16' 4" (4.95m x 4.98m)

## DOUBLE SHOWER ROOM

9' 9" x 9' 0" (2.97m x 2.74m)

## BEDROOM

18' 0" x 12' 8" (5.49m x 3.86m)

## BEDROOM

15' 3" x 9' 7" (4.65m x 2.92m)

## ALLOCATED PARKING

## 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.



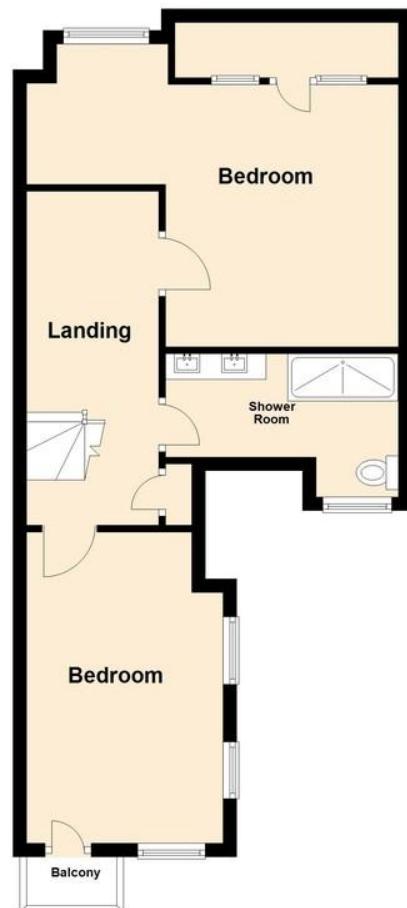
### First Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



### First Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



Total area: approx. 94.9 sq. metres (1021.0 sq. feet)

Regulated by RICS

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