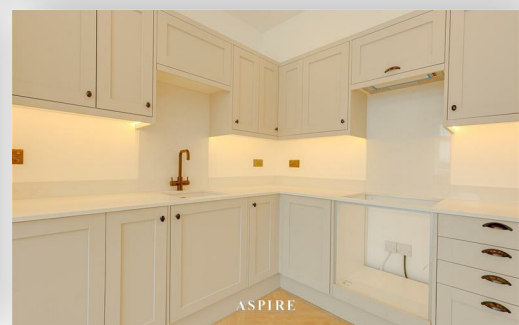
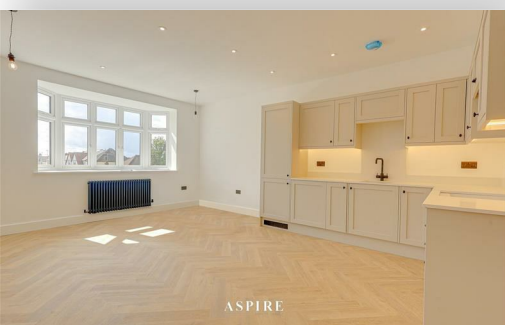


**To arrange a viewing contact us
today on 01268 777400**



London Road, Leigh-On-Sea Guide price £450,000

Aspire Estate Agents New Homes proudly present River Court – a stylish apartment showcasing modern interiors and elegant detailing throughout. Designed with both comfort and practicality in mind, this property is perfect for first-time buyers, downsizers, or investors.

The highlight of the home is its generous open-plan living space, enhanced by beautiful herringbone flooring and a sleek Shaker-style kitchen. Complete with granite worktops, central island, and breakfast bar seating, the space flows seamlessly, making it ideal for both entertaining and day-to-day living.

The accommodation features a spacious double bedroom with French doors opening directly onto a private patio, along with a beautifully finished contemporary shower room.

Externally, the apartment benefits from an allocated off-street parking space, adding convenience to style. Guide Price £450,000 to £475,000

Apartments – Spacious layouts, granite worktops, and private courtyard-style gardens.

First & Second Floors – Generously sized bedrooms, sleek built-in storage, rainfall showers, and balconies in select apartments.

Exterior – Modern design with landscaped communal areas, creating a welcoming, contemporary development.

Location

Set on London Road in the heart of Leigh-on-Sea, River Court offers the perfect blend of coastal charm and urban convenience. The vibrant Leigh Broadway is just a short walk away, providing boutique shops, coffee houses, and restaurants, while the picturesque seafront and Old Leigh are also close by.

For commuters, Leigh-on-Sea train station provides fast and direct links to London Fenchurch Street, with excellent road connections via the A13 and A127.

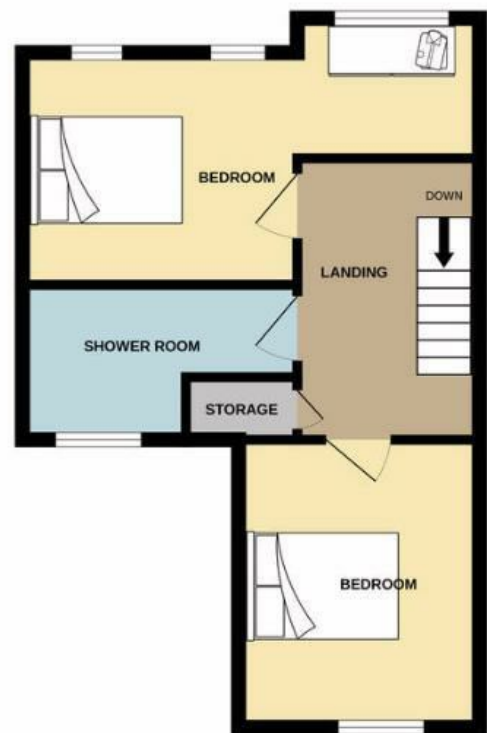
Key Information

Tenure: Share of Freehold

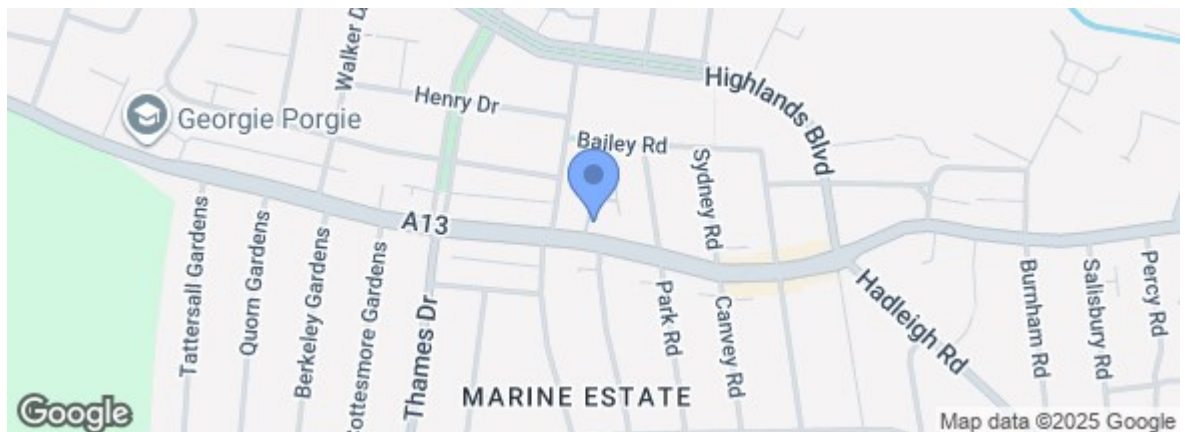
Council Tax Band: TBC

Warranty: 10-Year New Build

Agent's Note: External images subject to change. Please note the above photographs are representative of a one-bedroom apartment within the development.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.