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## 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

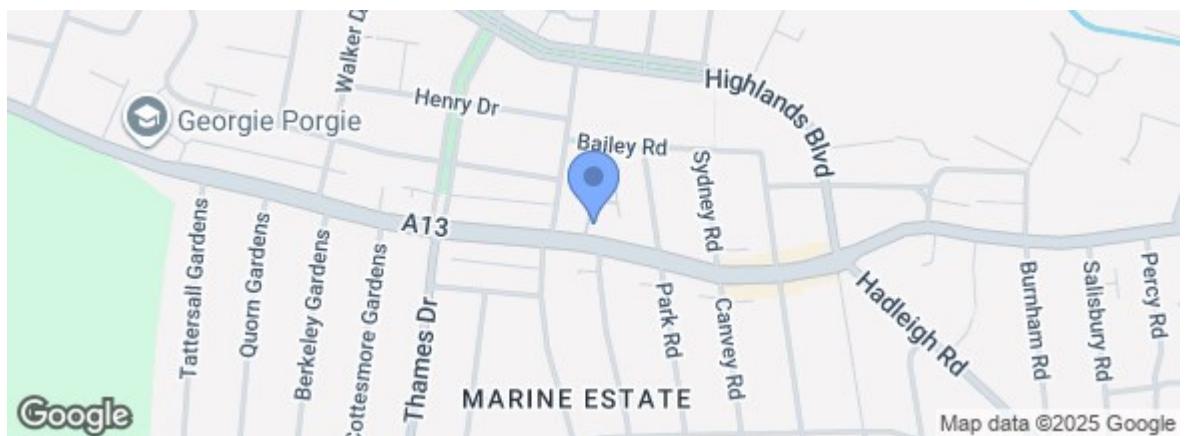
**Agent's Note:** External images subject to change. Please note the above photographs are representative of a one-bedroom apartment within the development.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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