



RIVER COURT, LONDON ROAD, LEIGH ON SEA  
**£450,000 to £475,000** Leasehold

## LOVELY TWO BEDROOM FIRST FLOOR DUPLEX APARTMENT

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## DESCRIPTION:

Guide Price £475,000 to £500,000

Winkworth of Leigh are delighted to present Flat 5 River Court which is a newly converted, two-bedroom duplex apartment that spans two floors, offering a generous amount of space. This home combines style and practicality with a striking interior design.

The first floor features an entrance hall with a cloakroom, which leads into a lovely open-plan living area. This space is defined by its herringbone flooring, a contemporary media wall with a feature fireplace, storage cupboard and a stylish fitted kitchen. The kitchen is equipped with granite worktops.

A staircase from the hallway leads to the first floor, where you will find two well-proportioned double bedrooms. The accommodation is completed by a sleek, contemporary bathroom featuring a bold black design, modern fittings, and a luxurious double sink vanity.

Externally, the property includes an allocated parking space.

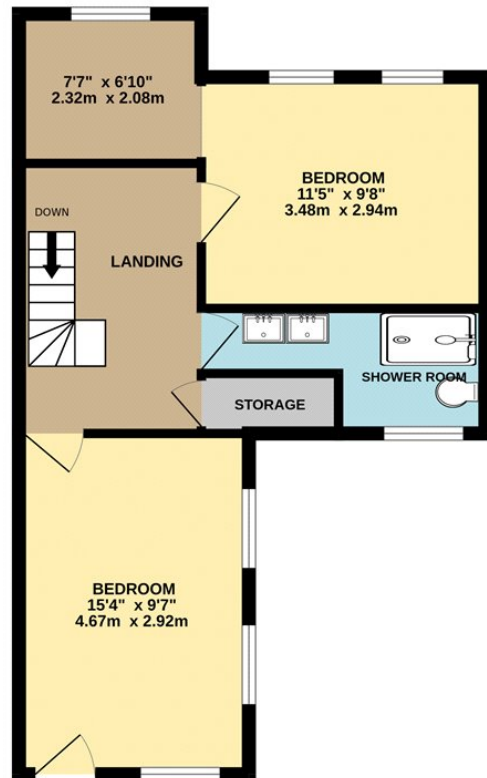




FIRST FLOOR



2ND 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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**Tenure:** Leasehold

**Service Charge:** £ 1500 approx

**Ground Rent:** £350

**Council Tax Band:** tba

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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