



RIVER COURT, LONDON ROAD, LEIGH ON SEA
Guide Price:- £300,000 - £325,000 LEASEHOLD

A LOVELY GROUND FLOOR ONE BEDROOM APARTMENT WITH PRIVATE PATIO

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

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DESCRIPTION:

Winkworth of Leigh are delighted to present Flat 1, River Court which is a stylish ground floor apartment with a design that balances comfort and contemporary living.

It's an excellent option for first-time buyers, those looking to downsize, or investors.

The main living space is an open-plan area featuring sleek herringbone flooring and a beautifully fitted kitchen. The kitchen is equipped with granite worktops, a central island, and a breakfast bar, making it perfect for both daily use and entertaining.

The apartment includes a spacious double bedroom with French doors that open to a private patio garden. The home is completed by a high-specification, modern shower room.

Externally, the property comes with an allocated parking space.



GROUND 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Share of Freehold (lease being created)

Service Charge: £1500 approx per annum

Ground Rent: £ 350 Annually (subject to increase)

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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