





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

## A LOVELY GROUND FLOOR ONE BEDROOM APARTMENT WITH PRIVATE PATIO

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for every step...



## **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 firsttime buyers, those looking to downsize, or investors.

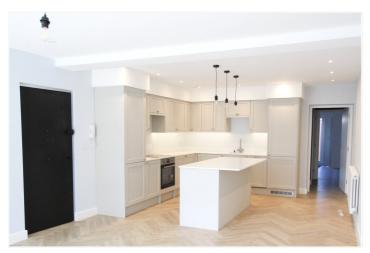
The main living space is an openplan area featuring sleek herringbone flooring and a beautifully fitted kitchen. The kitchen is equipped with granite worktops, a central island, and a breakfast bar, making it perfect for both daily use and entertaining.

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.

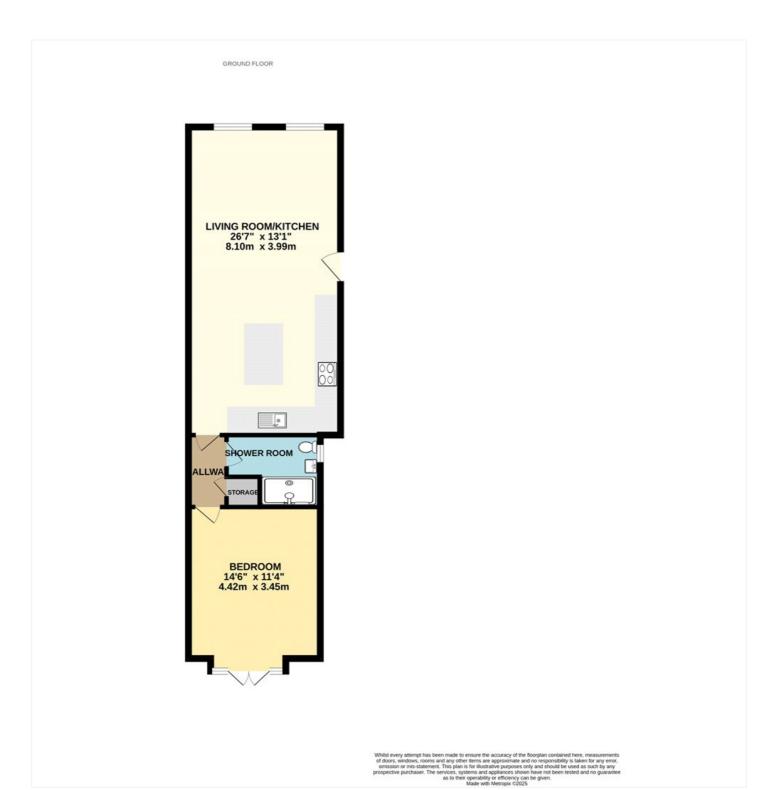












This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**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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