

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

COWLING

& PAYNE



Blackthorn Court, Langdon Hills  
Offers In Excess Of £210,000

**\*\* GUIDE PRICE £210,000 - £220,000 \*\*** Cowling & Payne are pleased to market this CHAIN FREE, TWO bedroom apartment. This property presents a fantastic opportunity for couples or investors looking to add a personal touch to a property. In need of modernisation, this top-floor, chain-free property offers a wealth of potential to be transformed into a contemporary living space.

The property features a layout that includes two bedrooms, a reception room, and a kitchen. The first bedroom is a generously-sized double, providing ample space for a couple. The second bedroom is a single, ideal for use as a guest room or home office.

The reception room serves as the heart of the home, with enough room for both relaxation and socialising. Adjacent to this, the kitchen offers a practical space with potential for updating to suit your culinary needs.

The property also comes with a bathroom, rounding out the living spaces and offering potential for renovation to your tastes.

Located on the top floor, the flat benefits from the privacy and quiet that this position within the building affords. Furthermore, the property is chain-free, ensuring a smooth and swift transaction.

Whether you're a couple looking to get onto the property ladder, or an investor seeking a profitable project, this flat provides an excellent opportunity to create a modern and personalised home. Be sure to seize this opportunity to shape a property to your exact style and specifications.

Lease - 92 years remaining  
 The ground rent is £200.00 pa  
 The service charges for year 24/25 are £1248.49 pa  
 Council Tax - Band B



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			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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# COWLING & PAYNE

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2-4 Runwell Road, Wickford, Essex, SS11 7AB  
Telephone: 01268 730707 | Fax: 01268 730737  
[info@cowlingandpayne.co.uk](mailto:info@cowlingandpayne.co.uk)  
[www.cowlingandpayne.co.uk](http://www.cowlingandpayne.co.uk)

