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# Maple Court, Stafford Green, Langdon Hills

2 1 1













Situated in the highly sought-after area of Great Berry in Langdon Hills, this well-presented two-bedroom apartment offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Located on the top floor (second floor).

The property benefits from a spacious and modern open-plan kitchen and living area, perfect for contemporary living. Both bedrooms are generously sized double bedrooms, providing ample space and comfort. The apartment also comes with allocated parking, ensuring convenience for residents as well as visitors parking.

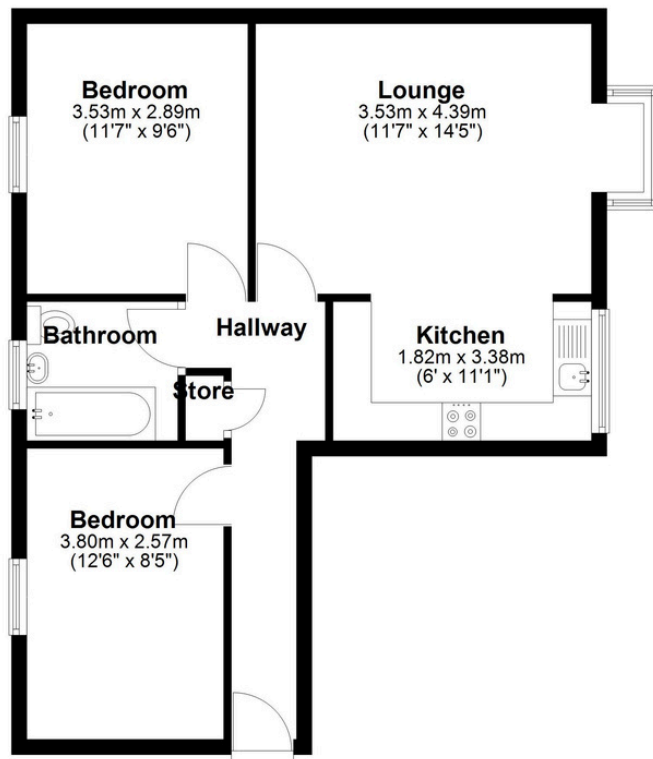
Positioned within walking distance of Great Berry Shops and Great Berry Open Space, this home offers easy access to local amenities, while Langdon Hills Nature Reserve is just a short distance away for those who enjoy outdoor activities. Laindon Train Station is only 1.3 miles away, making commuting effortless.

With the added advantage of no onward chain, this property is ready for a smooth and hassle-free move. Don't miss out on this fantastic opportunity—contact us today to arrange a viewing!

- THE ADVANTAGES OF NO ONWARD CHAIN
- TWO BEDROOM APARTMENT
- SITUATED ON THE SECOND FLOOR (TOP FLOOR)
- OPEN PLAN KITCHEN
- MOMENTS FROM GREAT BERRY OPEN SPACE AND LANGDON HILLS NATURE RESERVE
- COVERING 585.4 SQ FT APPROX
- COUNCIL TAX BAND C
- ALLOCATED PARKING SPACE
- 93 YEARS REMAINING ON THE LEASE
- SITUATED 1.3 MILES TO LAINDON C2C STATION

## Top Floor

Approx. 54.4 sq. metres (585.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total area: approx. 54.4 sq. metres (585.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

**Stafford Green, Langdon Hills**

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