



Tel. 07534 550 339

daniel.ismail@exp.uk.com

DANIEL ISMAIL
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Courtney Park Road, Langdon Hills

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This spacious two double bedroom first floor apartment is offered to the market with the distinct advantage of no onward chain. Perfectly suited to both first-time buyers and those seeking a well-connected home with generous living space, this residence combines comfort, convenience, and a highly desirable location.

Measuring approximately 733 sq ft, the property boasts a well-designed layout that maximises both natural light and functionality. The welcoming entrance hall provides access to all rooms, setting the tone for the sense of space throughout. The living and dining area is particularly impressive, enjoying a bright and airy atmosphere that opens directly onto a south-facing private terrace. This outdoor space offers a rare and valuable opportunity for apartment living, providing an ideal setting for morning coffee, evening relaxation, or entertaining guests.

The kitchen is thoughtfully arranged with ample worktop and storage space, making it both practical and easy to maintain. Both bedrooms are well-proportioned doubles, ensuring versatility for a range of buyers, whether as comfortable sleeping accommodation, a guest room, or a home office. A well-appointed bathroom completes the internal accommodation.

Further benefits include a garage and one allocated parking space, adding both convenience and security. The property's south-facing aspect enhances the appeal, ensuring an abundance of natural light throughout the day.

Situated in an enviable position, the apartment is within close proximity to a range of local amenities, providing everything you need on your doorstep. Nature lovers will appreciate being just a short walk from the beautiful Langdon Hills Nature Reserve, offering acres of woodland and open space for leisure and recreation. For commuters, Laindon Station is located within just 0.4 miles, offering excellent rail connections into London, making this an ideal home for professionals.

This property represents an excellent opportunity to acquire a spacious and well-located apartment with the rare benefit of no onward chain. Early viewing is strongly recommended to fully appreciate the lifestyle and convenience this home has to offer.

AGENT NOTE

LEASE REMAINING: 86 PER YEAR APPROX.

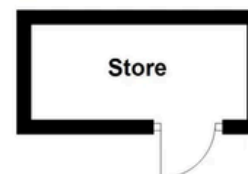
SERVICE CHARGE: £1,500 PER YEAR

GROUND RENT: £35 PER YEAR

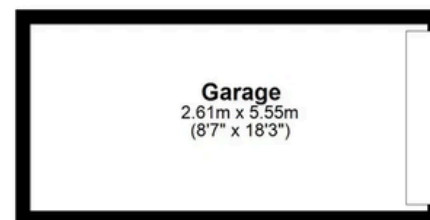
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|---|---|
| • TWO BEDROOM APARTMENT | • SOUTH FACING PRIVATE TERRACE |
| • THE ADVANTAGE OF NO ONWARD CHAIN | • COVERING 733 SQ FT APPROX. |
| • SITUATED ON THE FIRST FLOOR | • 86 YEARS REMAINING ON THE LEASE |
| • GARAGE WITH PARKING SPACE | • COUNCIL TAX BAND B |
| • CLOSE TO LOCAL AMENITIES AND LANGDON HILLS NATURE RESERVE | • SITUATED 0.4 MILES TO LAINDON C2C STATION |



Outbuilding
Approx. 4.0 sq. metres (43.2 sq. feet)



Outbuilding
Approx. 14.5 sq. metres (155.7 sq. feet)



Total area: approx. 86.6 sq. metres (931.9 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

DISCLAIMER

We endeavour to make our sales particulars as accurate and reliable as possible; however, they do not constitute or form part of an offer or contract, nor can they be regarded as representations or relied upon as statements of fact. All interested parties must verify the accuracy via their solicitor who will check any relevant lease information, related charges, fixtures / fittings, rights of way / access, permissions for extensions / conversions and, required planning / building regulations. The floorplan is not to scale and its accuracy nor measurements can be confirmed, all interested parties should consult their surveyor should they want verification of the floorplan or plot.