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Forest Glade, Langdon Hills

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This well-presented two-bedroom ground floor flat offers a fantastic opportunity for buyers seeking a spacious home with the added benefit of no onward chain. Covering approximately 838 sq. ft, the property provides a well-balanced layout and a superb blend of both comfort and convenience.

The accommodation begins with a bright and airy living room, ideal for both relaxing and entertaining. From here, doors open directly onto the private south-facing rear garden, providing an excellent outdoor space to enjoy throughout the year. The modern kitchen is set separately, designed with a contemporary finish and offering ample storage and worktop space.

There are two generously sized double bedrooms, each well-proportioned and versatile, making them perfect for both family living or guest accommodation. A modern bathroom suite completes the interior, fitted with clean, neutral finishes.

Externally, the property benefits from its own private south-facing garden, along with a garage in block located at the rear, with an allocated parking space directly in front of the garage. In addition, there is a private storage cupboard located in the communal area by the front door, designated for the sole use of the property.

The location is highly sought-after, positioned within moments of Great Berry Primary School, Great Berry Open Space and Great Berry Shops. For those who enjoy outdoor pursuits, Langdon Hills Nature Reserve is only a short walk away, providing extensive green spaces and walking trails. Commuters will also appreciate the proximity to Laindon Station, which is situated just 1.4 miles away, offering direct links into London.

This property represents an excellent purchase for first-time buyers, downsizers, or investors alike, combining generous internal space, outdoor living, and a highly convenient location.

AGENT NOTE

LEASE REMAINING: 87 PER YEAR APPROX.

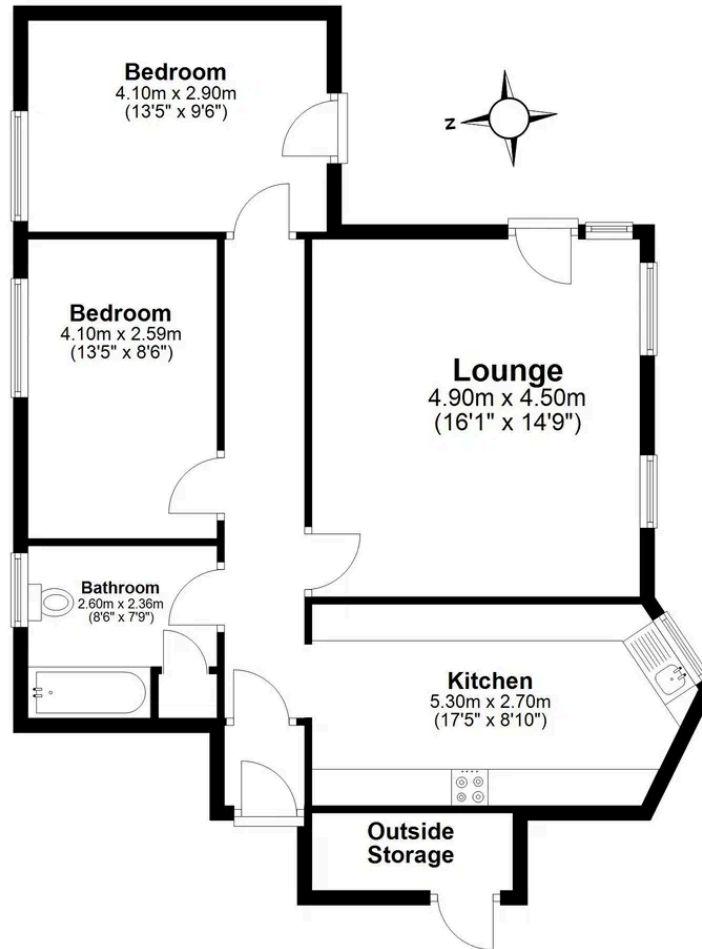
SERVICE CHARGE: £2,683 PER YEAR

GROUND RENT: £35 PER YEAR

- TWO BEDROOM APARTMENT
- THE ADVANTAGE OF NO ONWARD CHAIN
- SITUATED ON THE GROUND FLOOR
- GARAGE WITH PARKING SPACE
- CLOSE TO LOCAL AMENITIES AND LANGDON HILLS NATURE RESERVE
- SOUTH FACING REAR GARDEN
- COVERING 838 SQ FT APPROX.
- 87 YEARS REMAINING ON THE LEASE
- COUNCIL TAX BAND C
- SITUATED 1.4 MILES TO LAINDON C2C STATION

Ground Floor

Approx. 77.9 sq. metres (838.4 sq. feet)



Total area: approx. 77.9 sq. metres (838.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Forest Glade

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(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.