



Jenkins Property

Blackthorn Court, Langdon Hills, SS16 6TJ
£240,000

Jenkins
Property

Welcome to Blackthorn Court in the charming Langdon Hills! This delightful first-floor flat boasts a spacious 538 sq ft of living space, perfect for those seeking a cosy yet comfortable home.

Upon entering, you are greeted by a welcoming reception room, ideal for entertaining guests or simply unwinding after a long day. The property features two lovely bedrooms, offering ample space for relaxation and rest.

With no onward chain, the transition to your new abode will be smooth and hassle-free. Whether you are looking for an investment opportunity or considering your first home purchase, this property presents an ideal choice.

Don't miss out on the chance to make this charming flat your own in the heart of Langdon Hills. Book a viewing today and step into the potential of this lovely property!

- Two bedrooms
- Modern interior
- Separate luxury kitchen
- Recently updated bathroom
- Resident parking for two cars
- Modernise communal hallways
- No one would chain

Communal Hallway

Recently refurbished communal hallways.

Entrance hall 8'4"×4'11"
(2.55×1.51)

Master bedroom 11'0"×9'8"
(3.36×2.95)

Bedroom two 9'4"×7'1" (
2.85×2.17)

Lounge dining room 16'7"×14'0"
max (5.07×4.27 max)

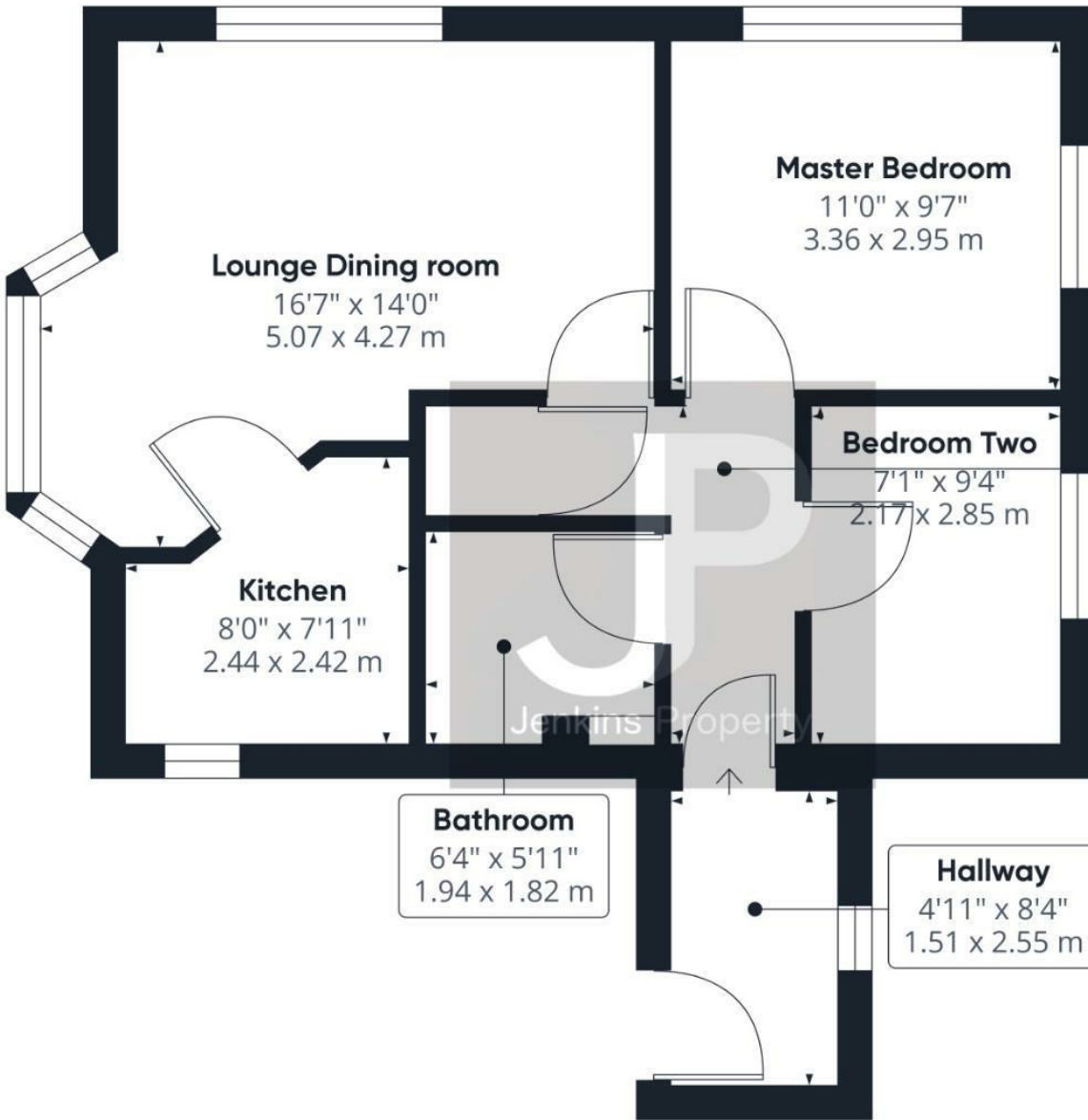
Kitchen 8'0"×7'11" (2.44×2.42)

Bathroom 6'4"×5'11" (1.94×1.82)

Exterior

Residence private parking for two cars.





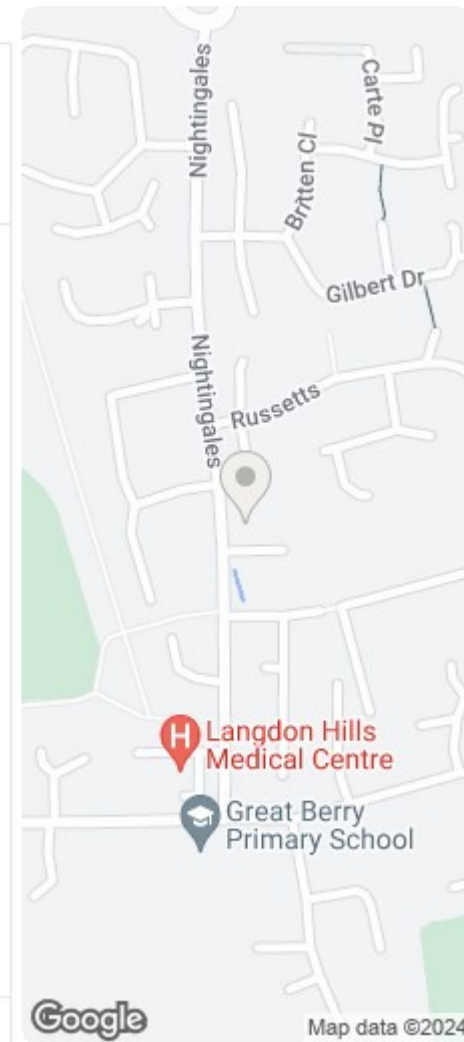
Approximate total area⁽¹⁾
544.76 ft²
50.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		Current	Target
Your energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
48-54	E		
35-47	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Target
Your environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
48-54	E		
35-47	F		
1-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

