



Tel 07534 550 339

daniel.ismail@exp.uk.com

DANIEL ISMAIL
POWERED BY
exp UK



Menzies Avenue, Laindon

🛏️ 2 🍽️ 1 🚗 1







This two-bedroom ground floor apartment is offered with the significant advantage of no onward chain. Ideally suited to first-time buyers or buy-to-let investors, this well-presented home provides practical living accommodation in a highly convenient location. Situated within a purpose-built apartment block in Laindon West, the property benefits from an communal parking and offers approximately 540 sq. ft of internal space. The accommodation comprises two generously sized double bedrooms, a modern bathroom suite, a spacious living room filled with natural light, and a contemporary fitted kitchen.

The property is ideally positioned just 1.2 miles from Laindon Station, providing excellent transport links into London and surrounding areas. A range of local shops, schools, and amenities are also within close proximity, making this apartment a practical and attractive choice for a variety of buyers.

With its combination of modern living, convenient location, and chain-free status, this apartment represents an excellent opportunity for those looking to step onto the property ladder or expand their investment portfolio.

AGENT NOTE

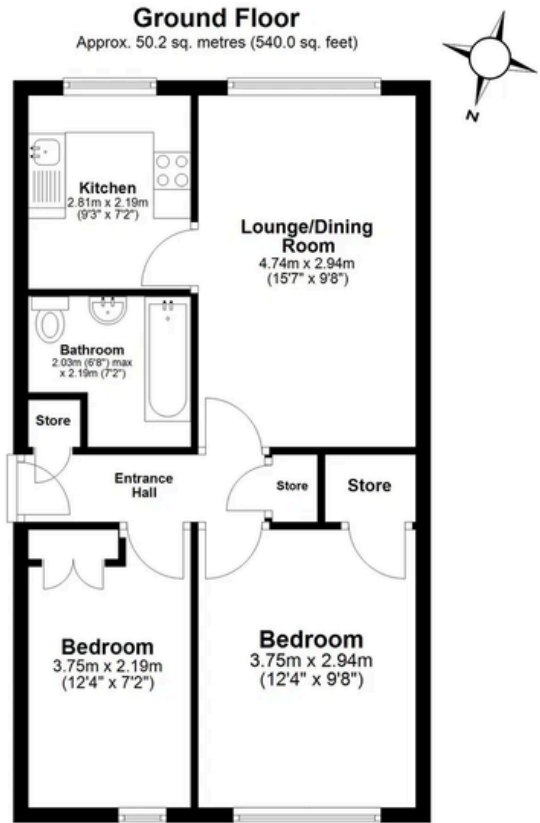
LEASE REMAINING: 90 YEARS REMAINING

SERVICE CHARGE: £1,175.05 PER YEAR APPROX.

BUILDING INSURANCE ££168.67 PER YEAR APPROX

GROUND RENT: £150 PER YEAR

- THE ADVANTAGES OF NO ONWARD CHAIN
- TWO BEDROOM APARTMENT
- SITUATED ON THE GROUND FLOOR
- 540 SQ FT APPROX
- IDEA FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND B
- COMMUNAL PARKING SPACE
- 90 YEARS REMAINING ON THE LEASE
- SITUATED 1.2 MILES TO LAINDON C2C STATION

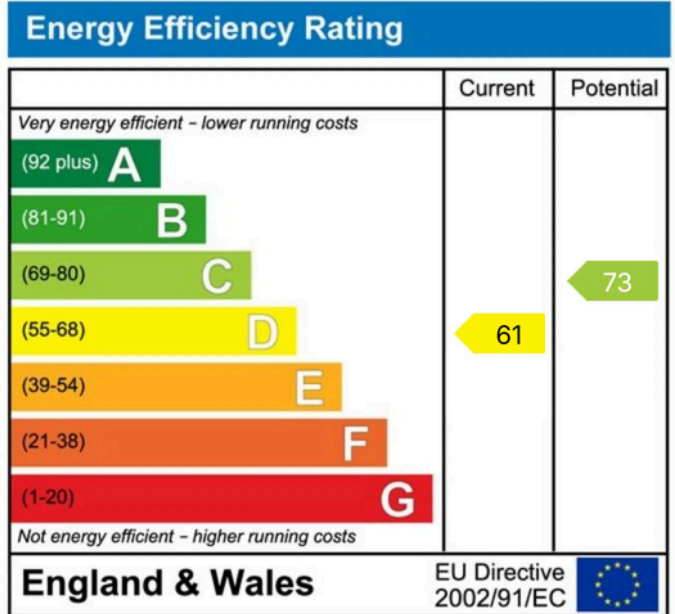


Total area: approx. 50.2 sq. metres (540.0 sq. feet)

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.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.□

Menzies Avenue



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.