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Willow Court, Northampton Grove, Langdon Hills

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Situated within the ever-popular Great Berry area of Langdon Hills, this beautifully presented two-bedroom second floor apartment offers an excellent opportunity for first time buyers, commuters, or those looking to downsize into a well-connected and highly desirable residential location. Benefitting from a share of freehold, allocated parking, and spacious accommodation throughout, this attractive top floor home combines practicality, comfort, and lifestyle in equal measure.

The property welcomes you with a bright entrance hall leading through to a generously sized reception and dining room, offering ample space for both relaxing and entertaining. The living area enjoys a pleasant outlook and provides a warm and inviting atmosphere, perfectly suited to modern living. The separate kitchen is thoughtfully arranged with a range of fitted units and work surfaces, creating a practical and functional cooking space.

Both bedrooms are well-proportioned doubles, offering versatility for growing families, professionals working from home, or guests. The bathroom has been stylishly updated with contemporary fittings and a modern finish, complementing the overall presentation of the property.

Further benefits include electric heating, double glazing, secure communal access, loft-style character to parts of the accommodation due to its top floor positioning, and one allocated parking space for added convenience.

Northampton Grove is perfectly positioned within the sought-after Great Berry development, renowned for its leafy surroundings, strong community feel, and excellent access to green open spaces. The property is just a short walk from Great Berry Open Space and "The Rec," offering wide-open playing fields, tree-lined pathways, and recreational areas ideal for families, dog walkers, and outdoor enthusiasts. Langdon Hills Nature Reserve and Langdon Hills Country Park are also nearby, providing over 400 acres of woodland walks and scenic nature trails right on your doorstep.

Families are particularly drawn to the area thanks to the highly regarded Great Berry Primary Academy, which is within walking distance and continues to maintain an excellent local reputation. Residents also benefit from convenient access to the local Great Berry and Triangle shopping parades, providing everyday essentials, cafés, and services, while larger retail facilities including Eastgate Shopping Centre and Mayflower Retail Park are only a short drive away.

For commuters, the location is exceptionally convenient, with Laindon C2C Station approximately 1.4 miles away, offering direct services into London Fenchurch Street in around 35 minutes. Excellent road connections via the A127 and A13 further enhance accessibility across Essex and into London.

Offering spacious accommodation, a desirable top floor position, share of freehold ownership, and an outstanding location close to parks, schools, and transport links, this is a fantastic opportunity to secure a home within one of Langdon Hills' most desirable neighbourhoods. Early viewing is highly recommended.

AGENT NOTE:

SHARE OF FREEHOLD

Lease Remaining 94 Years (125 Year from 10/07/1996)

Service Charge £1,800 Per Year

Zero Ground Rent

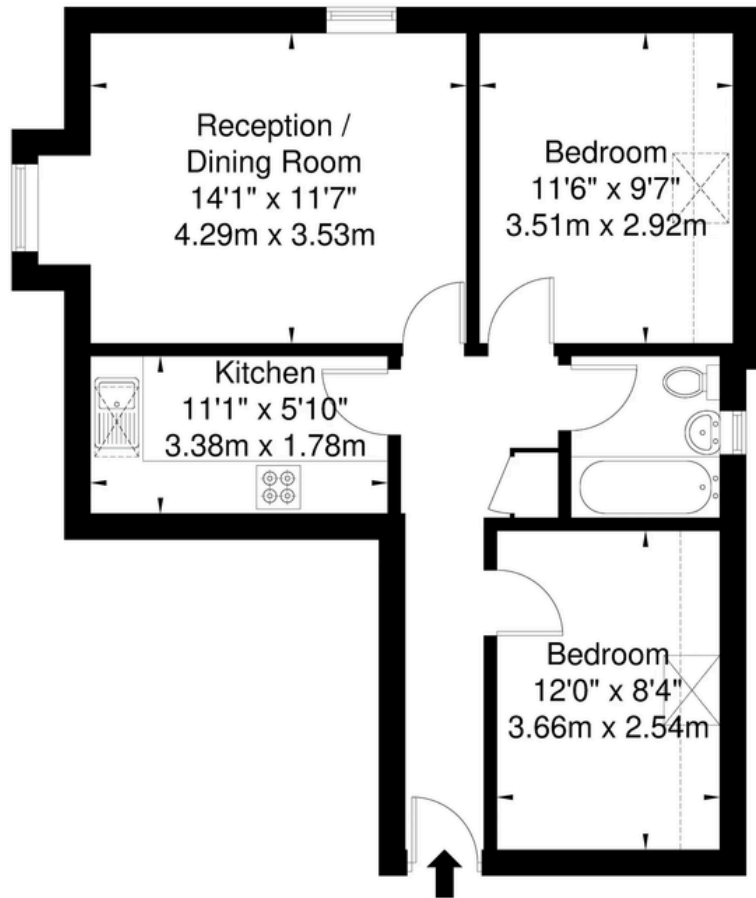
- SHARE OF FREEHOLD
- TWO BEDROOMS APARTMENT
- LOCATED ON THE SECOND FLOOR (TOP FLOOR)
- ONE ALLOCATED PARKING SPACE
- A SHORT WALK TO GREAT BERRY OPEN SPACE AND LANGDON HILLS NATURE RESERVE
- CLOSE TO LOCAL AMENITIES
- 94 YEARS REMAINING ON THE LEASE
- SERVICE CHARGE £1,800 PER YEAR (NO GROUND RENT)
- SITUATED WITHIN 1.4 MILES OF LAINDON STATION
- COUNCIL TAX BAND C

Northampton Grove, Langdon Hills, SS16 6ED

Approximate Gross Internal Area = 54.7 sq m / 588 sq ft



= Reduced headroom below 1.5m / 5'0



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.