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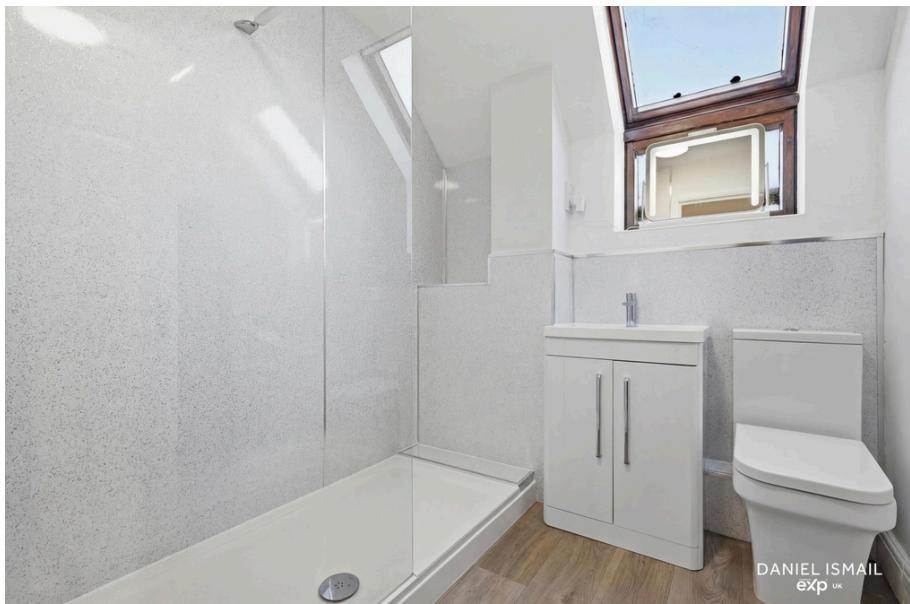
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Coburg Lane, Langdon Hills

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Situated on the ever-popular Coburg Lane within the sought-after Great Berry area, this well-presented two double bedroom second floor apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Offered to the market with the significant advantage of no onward chain, the property is ready for immediate occupation.

Set within a purpose-built apartment block, the home provides approximately 550 sq ft of well-proportioned living space and is finished in modern décor throughout, creating a bright and contemporary feel from the moment you step inside.

The accommodation comprises a welcoming entrance hall providing access to all rooms. The living room is a generous and comfortable space, ideal for both relaxing and entertaining. The separate kitchen is thoughtfully arranged with a range of fitted units and work surfaces, offering practical and functional space for everyday cooking.

Both bedrooms are genuine doubles, providing flexibility for a growing family, guests, or those working from home. The bathroom is well-appointed and finished in a clean, modern style.

Externally, the property benefits from one allocated parking space, ensuring convenient off-street parking for residents. A further advantage is access to a loft space, which offers valuable additional storage – a rare and practical feature for apartment living.

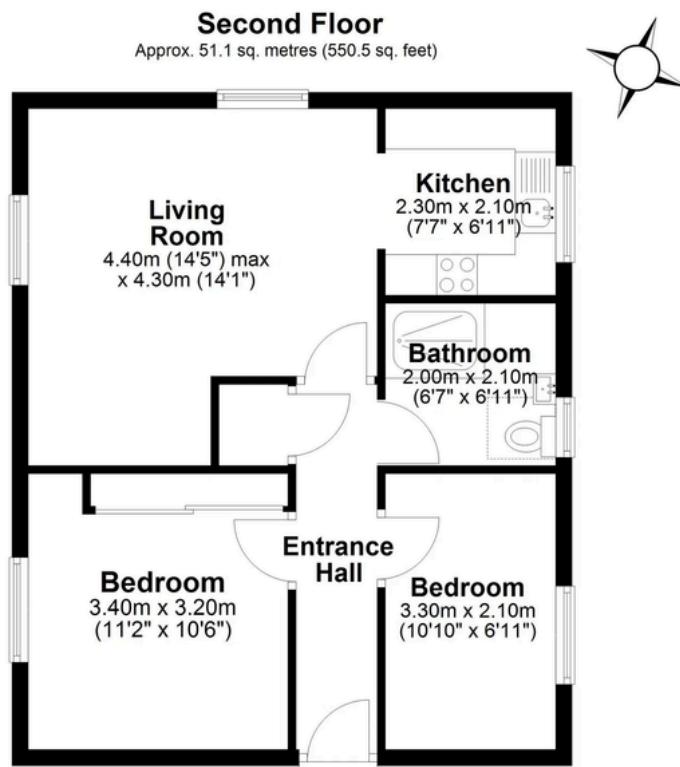
The location is a key highlight. The property is within approximately 1.3 miles of Laindon station, providing direct rail links into London and making it ideal for commuters. Langdon Hills Nature Reserve is just a short walk away, offering scenic walking routes and green open space. Residents will also appreciate the close proximity to local amenities and Great Berry Open Space, enhancing the lifestyle appeal of the area.

An internal viewing is highly recommended to fully appreciate the space, condition, and convenient location this fantastic apartment has to offer.

AGENT NOTE

LEASE: 94 YEARS REMAINING
SERVICE CHARGE £1,931.68 PER YEAR
GROUND RENT £200 PER YEAR

- THE ADVANTAGES OF NO ONWARD CHAIN
- TWO BEDROOM APARTMENT
- SITUATED ON THE SECOND FLOOR (TOP FLOOR)
- COVERING 550 SQ FT OF LIVING SPACE
- MODERN DECOR THROUGHOUT
- ACCESS TO LOFT SPACE IDEAL FOR STORAGE
- ONE ALLOCATED PARKING SPACE
- CLOSE TO LOCAL AMENITIES AND GREAT BERRY OPEN SPACE
- WITHIN 1.3 MILES OF LAINDON STATION
- COUNCIL TAX BAND C



Total area: approx. 51.1 sq. metres (550.5 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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Coburg Lane

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	76	76
(69-80) C		
(55-68) D		
(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.