

# DURDEN & HUNT

INTERNATIONAL



## Northlands Approach, Langdon Hills SS16

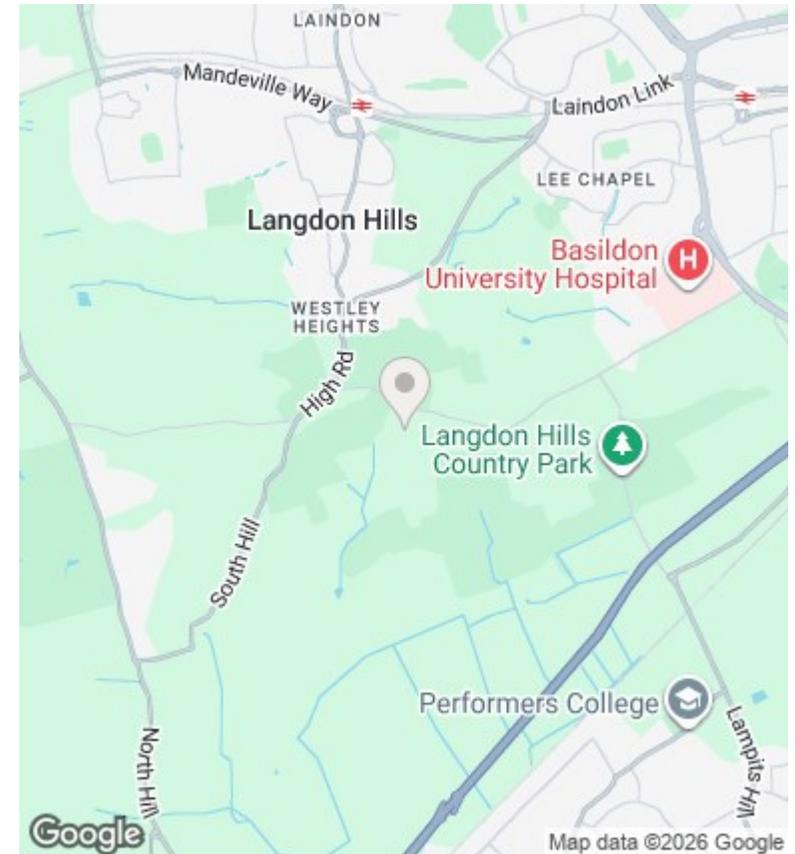
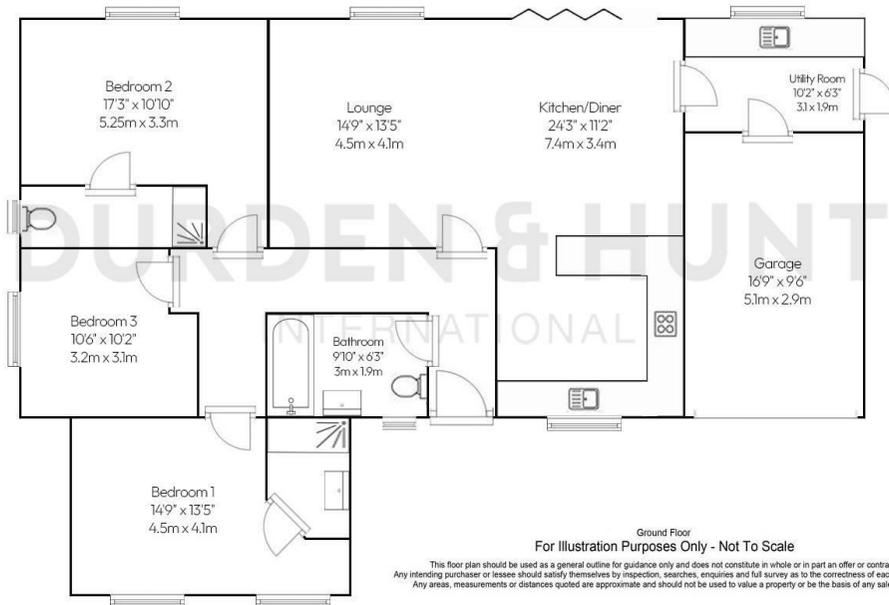
Guide Price £800,000

- Guide Price £800,000 - £850,000
- Two Plots Remaining
- High Specification
- Garage & Electric Charging Point
- Luxurious New Build Development
- Available To Purchase Off Plan
- Desirable Location
- Selection Of Three Bedroom Bungalows
- Large Driveway And Gardens
- 10 Year New Build Warranty

123-125 Broadway West, Leigh-On-Sea, SS9 2BU  
01702 411 461

[leighonsea@durdenandhunt.co.uk](mailto:leighonsea@durdenandhunt.co.uk)  
[www.durdenandhunt.co.uk](http://www.durdenandhunt.co.uk)

## Northlands Approach



## Viewings

Viewings by arrangement only. Call 01702 411 461 to make an appointment.

## Council Tax Band

New Build

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	