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POWERED BY  
**exp** UK



# Courtney Park Road, Langdon Hills

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Set within a quiet cul-de-sac turning on the ever-popular Courtney Park Road, this well-presented one bedroom first floor maisonette offers an excellent opportunity for first time buyers, downsizers or commuters seeking a convenient yet peaceful setting. Offered for sale with no onward chain, the property combines generous internal space with practical features and a highly desirable location.

Upon entering, the property opens into a welcoming entrance hall with useful storage, leading through to a spacious lounge/dining room which provides an ideal setting for both relaxing and entertaining. The room benefits from a pleasant outlook and ample space for dining, creating a comfortable and versatile living area. The separate kitchen is well laid out with a range of fitted units and work surfaces, offering functionality for everyday living.

The bedroom is a particularly generous size, allowing for a range of furniture configurations and providing a calm and restful space. A well-appointed bathroom completes the internal accommodation. In total, the property spans approximately 816 sq ft, offering more space than many comparable one bedroom homes.

Externally, the property further benefits from its own garage as well as one allocated parking space, providing excellent convenience for homeowners and visitors alike.

The location is a key highlight, positioned within easy reach of local amenities including the popular Triangle shops, while nature lovers will appreciate being just a short walk from Langdon Hills Nature Reserve. For commuters, Laindon Station is approximately 0.4 miles away, offering direct links into London and making this an ideal base for those needing regular access to the city.

This is a fantastic opportunity to acquire a spacious and well-located home in a sought-after residential turning, with the added advantage of no onward chain.

#### AGENT NOTE:

Lease Remaining 85 Years (125 Year from 03/11/1987)

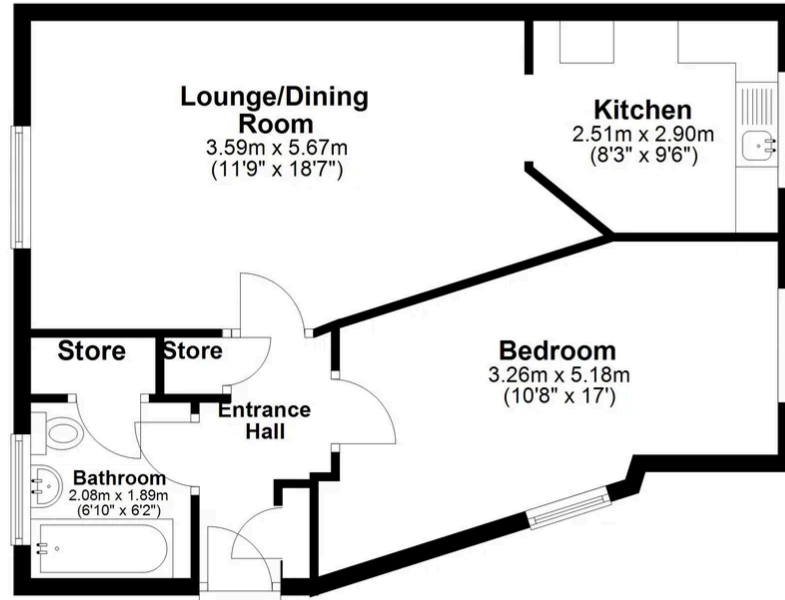
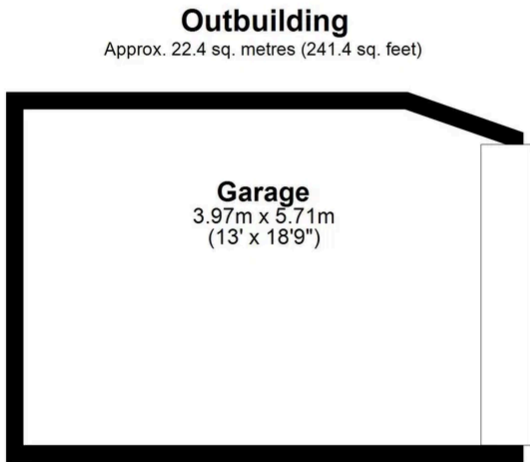
Service Charge £1,140 Per Year

Ground Rent £35 Per Year

Some images used in this listing have been virtually staged for illustration purposes only. All furniture and décor shown are CGI representations and may not reflect the current condition or contents of the property.

- ADVANTAGES OF NO ONWARD CHAIN
- ONE BEDROOM FIRST FLOOR MAISONETTE
- GARAGE AND ONE ALLOCATED PARKING SPACE
- COVERING 816 SQ FT OF LIVING SPACE
- CLOSE TO LOCAL AMENITIES
- SHORT WALK TO LANGDON NATURE RESERVE
- IDEAL FOR COMMUTERS, FIRST TIME BUYERS AND DOWNSIZERS
- QUIET CUL DE SAC LOCATION
- COUNCIL TAX BAND B
- SITUATED 0.4 MILES TO LAINDON C2C STATION

**First Floor**  
Approx. 53.4 sq. metres (574.8 sq. feet)




Total area: approx. 75.8 sq. metres (816.2 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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**Courtney Park Road**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.