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Blackthorn Court, Langdon Hills

2 1 1







Situated within the highly sought-after Great Berry area of Langdon Hills, this well-presented two bedroom second floor (top floor) apartment offers bright and spacious accommodation, modern décor throughout and the added benefit of no onward chain.

Positioned on a quiet residential turning, the property is accessed via a communal entrance door which serves just two flats within this section of the block, with one apartment on each level. This provides a greater sense of privacy and a quieter living environment compared to larger developments. Internally, the apartment offers approximately 503 sq. ft. of well-planned living space. The entrance hall provides access to all rooms and includes useful storage. The living room is a particularly inviting space, bright and airy with ample room for both lounge and dining furniture, making it ideal for relaxing or entertaining.

The separate kitchen is fitted with a range of modern units and work surfaces, complemented by contemporary finishes and practical layout. Both bedrooms are well-proportioned, with the main bedroom offering generous floor space and the second bedroom suitable as a guest room, nursery or home office. The bathroom is finished in a clean, modern style, in keeping with the rest of the property.

The apartment has been maintained to a high standard and features modern décor throughout, allowing any incoming purchaser to move straight in with minimal effort.

Externally, the property benefits from two allocated parking spaces, a rare and highly desirable feature for apartments in the area.

The location is a key highlight. The property is situated within approximately one mile of Laindon Station, offering direct rail links into London Fenchurch Street, making it an ideal choice for commuters. Great Berry School is just moments away, along with Great Berry Open Space and a selection of local amenities. For those who enjoy outdoor pursuits, Langdon Hills Nature Reserve is only a short walk away, providing beautiful green spaces and scenic walking routes.

Offering spacious top floor living, excellent local amenities and transport links, and the advantage of no onward chain, this apartment represents an ideal first-time purchase, investment opportunity or downsize in one of Langdon Hills' most popular residential areas.

AGENT NOTE:

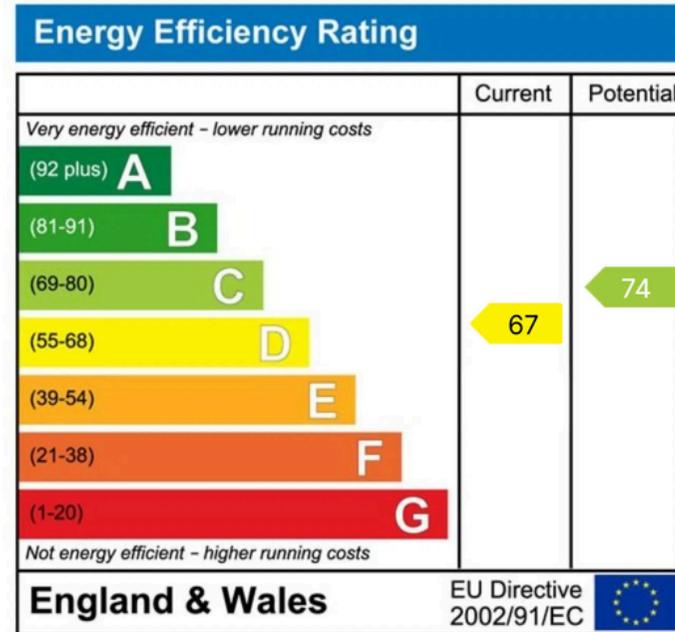
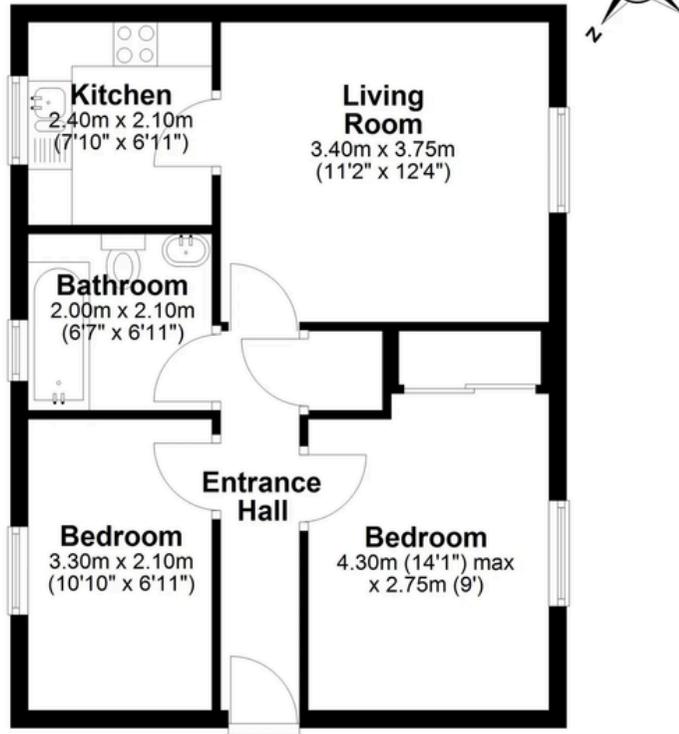
Some images used in this listing have been virtually staged for illustration purposes only. All furniture and décor shown are CGI representations and may not reflect the current condition or contents of the property.

LEASE: 90 YEARS REMAINING
SERVICE CHARGE £1,488.80 PER YEAR
GROUND RENT £200 PER YEAR

- THE ADVANTAGES OF NO ONWARD CHAIN
- TWO BEDROOM APARTMENT
- SITUATED ON THE SECOND FLOOR (TOP FLOOR)
- COVERING 503 SQ FT OF LIVING SPACE
- COMMUNAL ENTRANCE DOOR WHICH SERVES JUST TWO FLATS, ONE ON EACH LEVEL
- MODERN DECOR THROUGHOUT
- TWO ALLOCATED PARKING SPACE
- CLOSE TO LOCAL AMENITIES AND GREAT BERRY OPEN SPACE
- WITHIN 1 MILES OF LAINDON STATION
- COUNCIL TAX BAND B

Second Floor

Approx. 46.8 sq. metres (503.7 sq. feet)



Total area: approx. 46.8 sq. metres (503.7 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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Blackthorn Court

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