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Kenton Way, Langdon Hills

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Situated within the highly sought-after Langdon Hills area, this spacious one-bedroom top floor maisonette on Kenton Way presents an excellent opportunity for first-time buyers, commuters, investors and those looking to downsize into a well-connected yet peaceful residential location. Offered to the market with the significant advantage of no onward chain, the property combines generous internal accommodation, its own private entrance, a garage with off-street parking and an enviable setting close to local amenities and beautiful green open spaces.

Unlike many apartments, this attractive maisonette benefits from its own private ground floor entrance, providing a greater sense of privacy and independence. From the entrance, stairs rise to the second floor where the accommodation is arranged across a single level, creating a bright and comfortable home with approximately 732 sq. ft. of accommodation, including the garage.

The welcoming landing provides access to each of the principal rooms. The spacious reception room offers an excellent living and dining area, enjoying an abundance of natural light through the large window while providing ample space for both relaxing and entertaining. The well-proportioned layout comfortably accommodates a range of lounge furniture together with a dining table, making it a versatile space suited to modern living.

The separate fitted kitchen overlooks the surrounding area and provides an excellent range of worktop space and storage units. The practical design allows plenty of room for meal preparation while offering space for freestanding appliances, making it ideal for everyday use.

The generous double bedroom is a particular highlight of the property, measuring approximately 13ft in length and providing ample space for a large bed together with wardrobes and additional bedroom furniture. The well-appointed bathroom comprises a panel enclosed bath with shower over, wash hand basin and WC, serving the accommodation with a practical and functional layout.

Externally, the property benefits from a garage together with off-street parking, providing valuable storage and secure parking rarely available with similar properties. The location is ideal for those seeking convenience without compromising on lifestyle. Kenton Way is positioned within easy reach of local shops and everyday amenities, while the picturesque Langdon Hills Nature Reserve is just a short distance away, offering beautiful woodland walks and open green spaces. For commuters, Laindon C2C Railway Station is situated approximately 1.1 miles away, providing direct services into London Fenchurch Street, making this an excellent choice for those travelling into the City.

Further benefits include a low annual ground rent of just £35 per year with no service charge, enhancing the property's affordability and ongoing running costs. Offering spacious accommodation, an excellent location, private entrance, garage, off-street parking and the advantage of no onward chain, this impressive one-bedroom maisonette represents an outstanding opportunity for first-time buyers, commuters, downsizers and investors alike. Early viewing is highly recommended to fully appreciate everything this property has to offer.

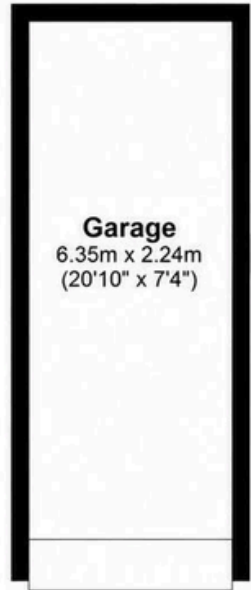
AGENT NOTE:

Lease Remaining 85 Years (125 Year from 20/12/1989)
Zero Service Charge
Ground Rent £35 Per Year

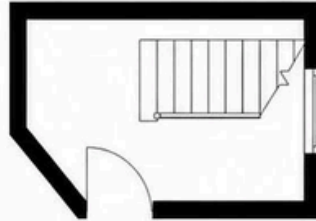
Some images used in this listing have been virtually staged for illustration purposes only. All furniture and décor shown are CGI representations and may not reflect the current condition or contents of the property.

- ADVANTAGES OF NO ONWARD CHAIN
- ONE BEDROOM MAISONETTE
- LOCATED ON THE SECOND FLOOR (TOP FLOOR)
- COVERING APPROX 732 SQ FT
- GARAGE WITH OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES AND LANGDON HILLS NATURE RESERVE
- IDEAL FOR COMMUTERS, FIRST TIME BUYERS AND DOWNSIZERS
- GROUND RENT £35 PER YEAR (NO SERVICE CHARGE)
- SITUATED WITHIN 1.1 MILES OF LAINDON C2C STATION
- COUNCIL TAX BAND B

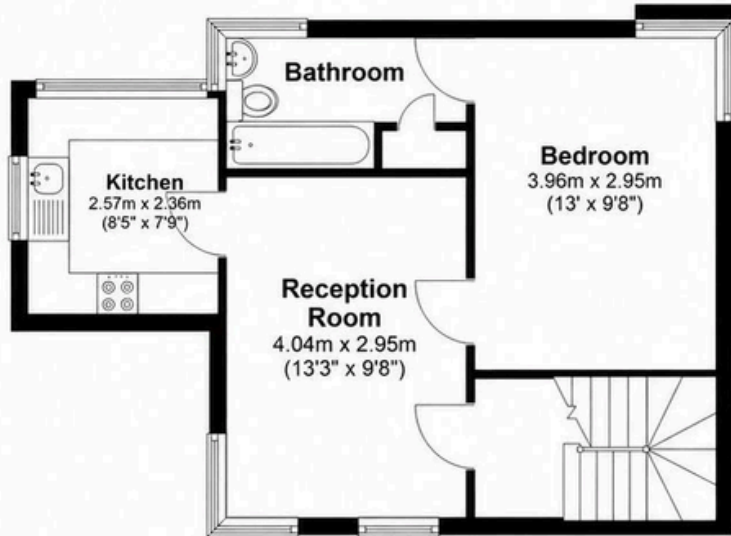
Garage
Approx. 14.2 sq. metres (153.1 sq. feet)



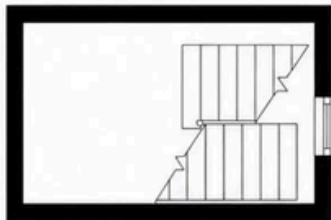
Ground Floor
Approx. 6.6 sq. metres (70.8 sq. feet)



Second Floor
Approx. 40.5 sq. metres (435.9 sq. feet)



First Floor
Approx. 6.7 sq. metres (72.2 sq. feet)



Total area: approx. 68.0 sq. metres (732.0 sq. feet)

This floorplan 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.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.