



Carte Place, Langdon Hills

Guide Price £250,000



- Highly sought-after Langdon Hills location – Occupying a peaceful position within the popular Carte Place development, surrounded by attractive greensward and mature landscaping, creating a wonderfully tranquil environment whilst remaining close to everyday
- Offered with no onward chain – Providing a straightforward purchasing opportunity, making it an ideal choice for first-time buyers, downsizers, investors or commuters looking to move without unnecessary delays.
- Excellent commuter convenience – Ideally situated within approximately one mile of Laindon railway station, offering direct services into London, making this an excellent base for those travelling into the City.
- Spacious first-floor apartment – A well-proportioned home offering bright and airy accommodation throughout, thoughtfully designed to maximise natural light and provide comfortable modern living.
- Generous lounge/dining room – An impressive reception space featuring an attractive bay window that floods the room with natural light, creating the perfect setting for relaxing, entertaining or family dining.
- Modern fitted kitchen – Well-appointed with an excellent range of storage cupboards and practical work surfaces, providing both functionality and style for everyday living.
- Two well-proportioned bedrooms – Both bedrooms offer excellent dimensions with ample space for bedroom furniture, making the property equally suited to professionals, couples, small families or those requiring a home office.
- Contemporary bathroom suite – Finished in a modern style with quality fittings, providing a fresh and comfortable space to unwind.
- Allocated off-street parking – Benefiting from a designated parking space, offering both convenience and peace of mind for homeowners and visitors alike.



GUIDE PRICE - £250,000 - £270,000

If you've been searching for a home that offers peace, practicality and a location you'll never tire of, your search may well end here.

Nestled within the highly sought-after Carte Place in the heart of Langdon Hills, this beautifully presented first-floor apartment enjoys a wonderfully tranquil setting, surrounded by attractive greensward and mature landscaping. It's the kind of location where birdsong replaces traffic noise, yet with Laindon railway station less than a mile away, your commute remains refreshingly straightforward. It really is a case of having the best of both worlds.

Better still, the property is offered with the significant advantage of no onward chain, meaning you can spend less time waiting for paperwork and more time deciding where the sofa will go.

Inside, the apartment continues to impress. A welcoming entrance hallway leads through to a bright and spacious lounge/diner, beautifully enhanced by a charming feature bay window that floods the room with natural light. Whether you're hosting friends, enjoying a quiet evening in or simply watching the seasons change outside, this is a room you'll genuinely look forward to coming home to.

The modern fitted kitchen has been thoughtfully designed with both style and practicality in mind, while the contemporary bathroom complements the home perfectly. Both bedrooms are generously proportioned, offering flexibility whether you're accommodating guests, creating a home office or simply appreciating the luxury of not having to compromise on space.

Outside, allocated parking means you'll never have to play the familiar game of "find a parking space" after a long day, while the 96-year lease provides further confidence for buyers looking for long-term peace of mind.

Apartments in Langdon Hills are always popular, but homes in locations like this rarely become available. Combining generous accommodation, peaceful surroundings, excellent commuter links and the convenience of being offered chain free, this is a home that's every bit as practical as it is desirable.

Be warned... once you've experienced the setting, you may find everywhere else feels just a little too busy.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/9-carte-place-basildon-ss16-6gj/5463918>

Service Charge: TBC
Annual Ground Rent: TBC
Length of Lease: 96 years

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



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