

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Blackthorn Court, Langdon Hills
Offers In Excess Of £230,000

Cowling & Payne are thrilled to offer to the market this two-bedroom chain-free apartment. If you have been looking for your first property in a very popular location then this could be the one for you?

Moving into the property you will find one double bedroom, one single bedroom, good size living area, a modern kitchen, and a bathroom. The property also benefits from two allocated parking spaces.

Location

This property is located in a very popular area of Langdon Hills, with local shops within walking distance, great berry school within the catchment, and Laindon station also within walking distance.

Lease - 94 years remaining

Ground Rent - £200.00

Service Charge - £1,221.28 (This can be made payable quarterly as well as annually.)

Council Tax - Band B



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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