



BRITISH
PROPERTY
AWARDS

2020 - 2021
★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2018-2019
★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH ON SEA



BRITISH
PROPERTY
AWARDS

2017
★★★★★

GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Courtney Park Road, Langdon hills

IDEAL FIRST TIME PURCHASE: Castle Estate Agents are please to offer FOR SALE this rarely on the market 1 bedroom FIRST FLOOR APARTMENT set on this quiet development in the heart of Langdon hills within a short walk to the C2C LINE STATION and close to LOCAL BUS ROUTES and SHOPS.

- 1 Double Bedroom
- Walk to Station
- Parking space
- Quiet location
- Walk to local shops
- First floor apartment
- Own garage
- Quick access A13/A127
- Walk to bus routes
- Chain free

£179,995 Leasehold

Front aspect

Stairs leading to balcony and own hardwood door to:

Hallway

Doors to all rooms, 2 x storage cupboards, storage heater, power point, loft access, laminated wood flooring.

Lounge 18' by 12' 7" (5m 49cm by 3m 84cm), Max

Hardwood windows to the rear aspect, storage heater, coving, power points and tv point.

Kitchen 10' by 8' (3m 5cm by 2m 44cm), ()

Hardwood window to front aspect, eye level and base level units, tiled splash backs, roll top work surfaces, stainless steel sink and single drainer with mixer taps, space for electric cooker, power points, space for fridge freezer and washing machine, laminated wood flooring, tiled splash backs.

Bedroom 1 14' 4" by 9' 4" (4m 37cm by 2m 84cm), Max

Hardwood window to the front and side aspect, power points, storage heater, tv point.

Bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with mixer taps and wall mounted electric shower over, tiled flooring, hardwood frosted window to the front aspect, fully tiled walls, storage cupboard.



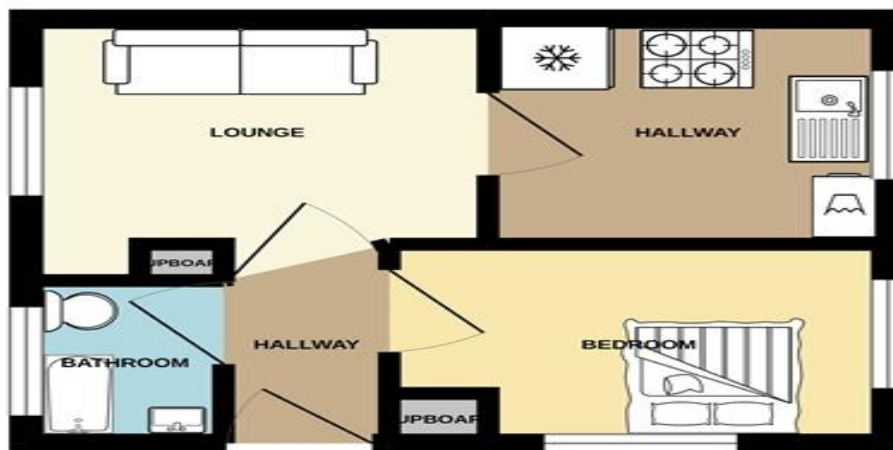
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	75
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, gardens and any other items are approximate and our responsibility is limited to any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The materials, fixtures and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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