

Beresfords

Est 1968

Beresfords

**Guide Price £270,000-£280,000**

**Leasehold | 2 Bed | 1 Bath | Maisonette | Upper Floor | Council Tax Band C | EPC C | Ref UPS260095**



## Moor Lane, Upminster, RM14 1EB

Recently renovated to a high standard, this spacious two bedroom first floor maisonette is ideally situated within a highly sought-after residential area, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.

- Two Bedroom Apartment
- First Floor
- No Onward Chain
- Redecorated Throughout
- Sought-After Location



Scan the QR code for full details and key information on this property.







## Beresfords - Upminster Sales

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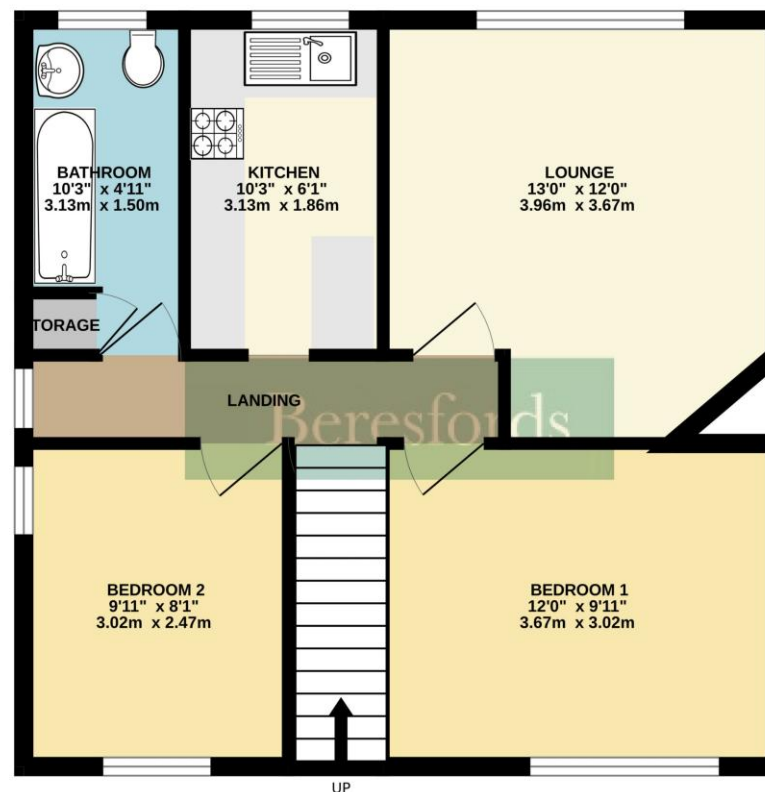
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Service Charge (per annum): £TBC

Lease Length: 932 Years

Ground Rent (per annum): £TBC

GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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