

Beresfords Est 1968



Beresfords

Guide Price £300,000 - £325,000

Leasehold | 2 Bed | 1 Bath | Flat/Apartment | First Floor | Council Tax Band D | EPC C | Ref UPS260247

St. Marys Lane, Upminster, RM14 2QD

NO ONWARD CHAIN! A spacious two bedroom first-floor apartment in the heart of Upminster, offering fantastic potential to modernise and add value. Boasting an en-suite, garage, allocated parking and communal gardens, all within walking distance of stations, schools and local amenities.

- NO ONWARD CHAIN!
- SOUGHT-AFTER LOCATION
- First Floor Apartment
- Close Proximity To Local Amenities
- 0.2 Miles to Upminster Bridge Train Station
- 0.2 Miles to Sacred Heart of Mary Girls' School
- 0.3 Miles to St Joseph's Catholic Primary School
- 0.5 Miles to Upminster Junior School
- 0.6 Miles to Upminster Train Station
- 0.6 Miles to Upminster Town Centre
- 1 Mile to The Coopers Company & Coborn School
- Hallway with Storage
- Lounge
- Kitchen
- Two Great Size Bedrooms
- Three Piece En-Suite to Bedroom One
- Three Piece Family Bathroom
- Allocated Parking Space
- Block Garage
- Communal Gardens



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





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Beresfords - Upminster Sales

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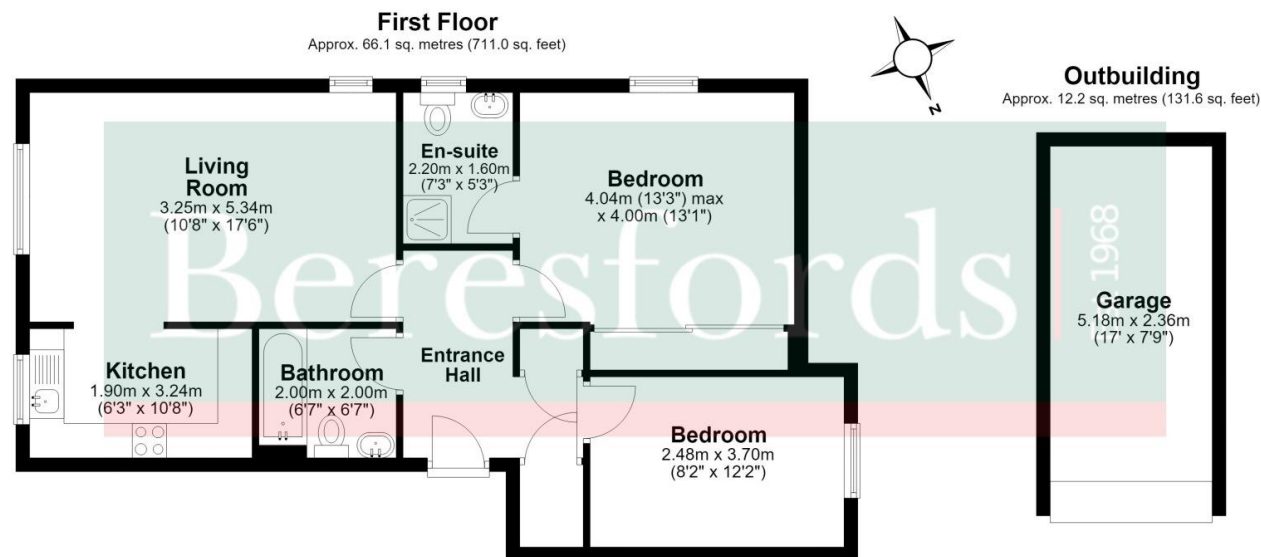
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum): £2288

There is also an annual reserve charge. For 2026 that amount is £533.

Lease Length: March 2188

Ground Rent (per annum): Peppercorn



Total area: approx. 78.3 sq. metres (842.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Abraham Court

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