

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Judith Ann Court, Westbury Terrace, Upminster, RM14 3ND



### Offers in Excess of £300,000

WILLIAMS and DONOVAN are pleased to offer for sale this two bedroom second floor flat situated within easy reach of Upminster High Street and Station providing underground and overground links to London via District line and C2C. This building has been recently remodelled externally and is also close to Cranham Golf Course and to a number of schools including the OFSTED outstanding Upminster Infant School and The Coopers Company and Coborn School.

Lease length - 98 years. Ground rent £100 per annum. Service Charge £471 every 6 months. Council Tax Band - C. EPC rating - TBC. Our ref: 15614

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# Judith Ann Court, Westbury Terrace, Upminster, RM14 3ND

Accommodation comprises:

Entrance via entrance door with security entry phone system to COMMUNAL HALL. Stairs to all floors.

Personal solid wood entrance door to:

## HALL

Smooth ceiling. Three built in storage cupboards. Radiator. Security entry phone. Laminate flooring. Doors to:

## LOUNGE 16' 3" x 10' 4" (4.95m x 3.15m)

Double glazed windows to rear and side aspects. Two radiators. Feature fireplace. Laminate flooring.



## KITCHEN/DINER 17' x 10' 4" reducing to 8' 3" (5.18m x 3.15m > 2.51m)

Smooth ceiling. Double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces. Stainless steel sink drainer. Inset 4 ring gas hob with extractor hood

over and electric oven under. Space for fridge/freezer. Space for washing machine. Space for dishwasher. Tiled splashbacks. Built in storage cupboard housing combi boiler. Laminate flooring.



## BEDROOM ONE 12' x 11' 8" (3.66m x 3.56m)

Double glazed window to front aspect. Built in wardrobes. Radiator. Laminate flooring.



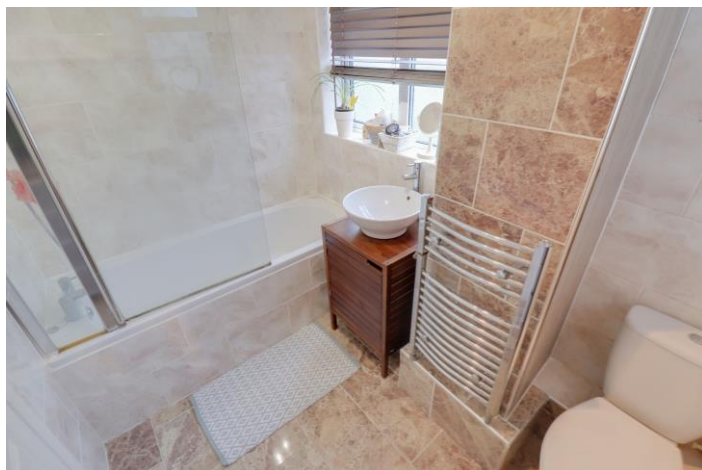
### **BEDROOM TWO 10' 10" x 8' 5" (3.3m x 2.57m)**

Double glazed window to front aspect. Built in wardrobes. Radiator. Laminate flooring.



### **BATHROOM 8' 7" x 5' 10" (2.62m x 1.78m)**

Smooth ceiling. Obscure double glazed windows to front and side aspects. Three piece suite comprising close coupled w/c, wash hand basin with storage beneath and panelled bath with shower attachment. Chrome heated towel rail. Radiator. Tiled walls. Tiled floor.



### **OUTSIDE OF PROPERTY:**

Communal gardens. Allocated parking.

### **Agent's Note:**

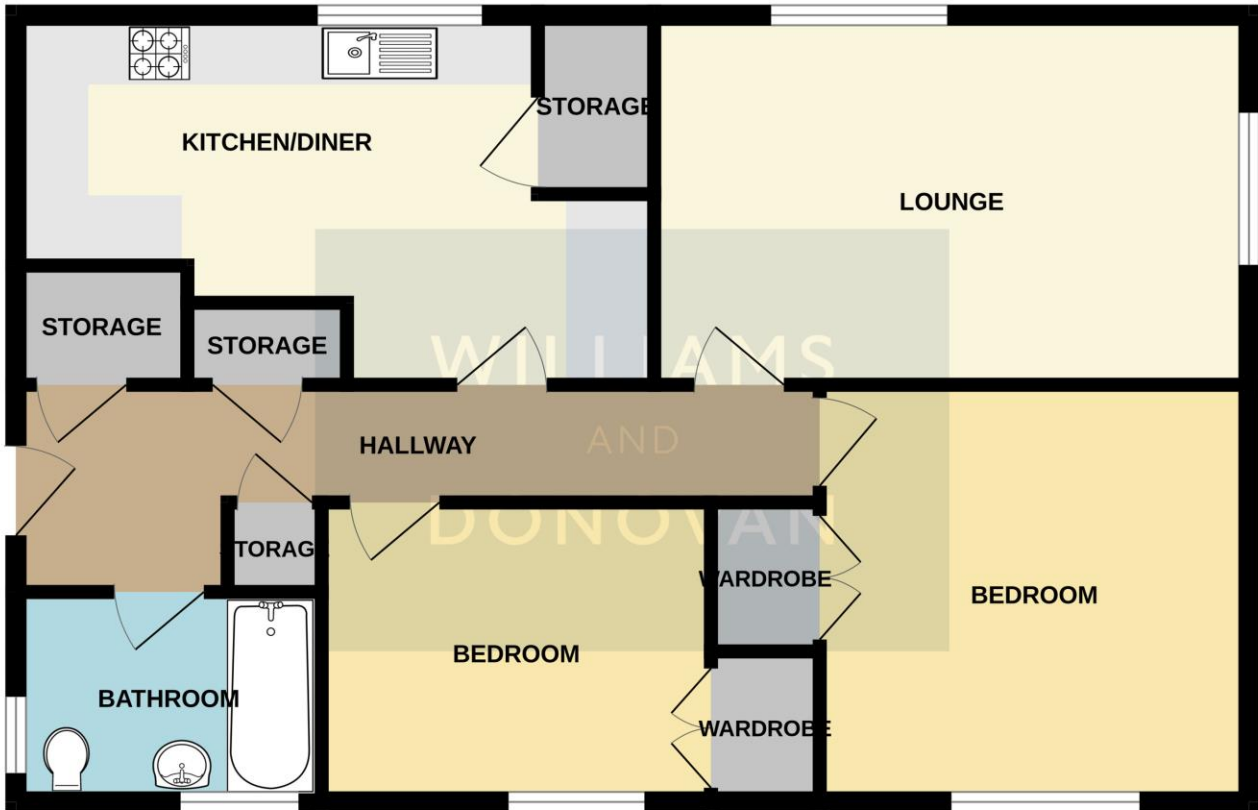
**Lease length - 98 years.**

**Ground rent £100 per annum.**

**Service Charge £471 every 6 months.**

**Council Tax Band - C.**

GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.