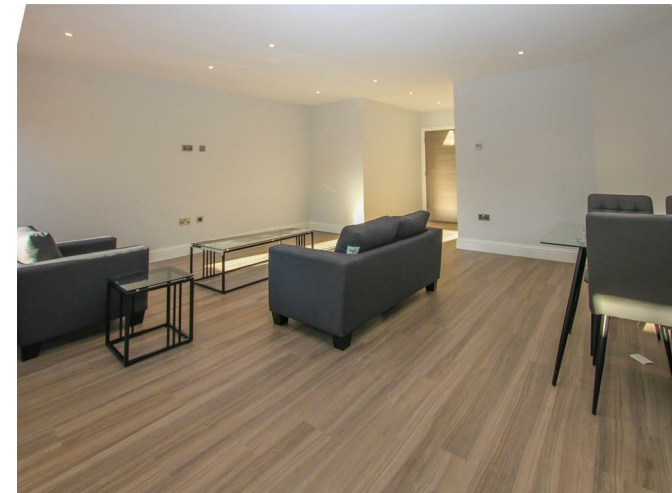




1-8 Grace Court

**Keith
Ashton**

St. Marys Lane,
Upminster



2 GRACE COURT ST. MARYS LANE

Upminster, RM14 3BU

£425,000

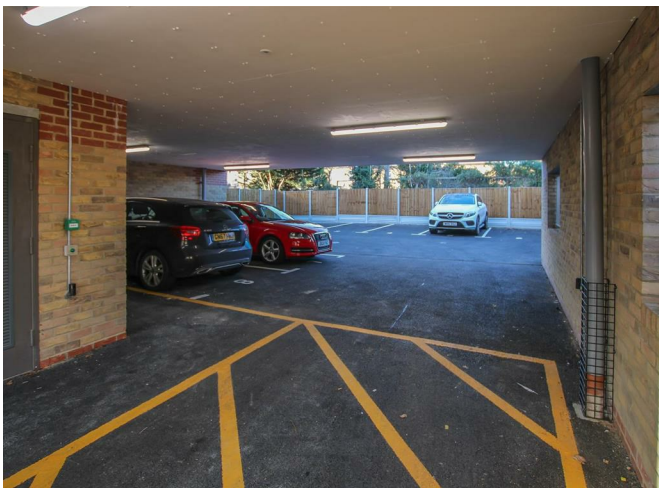
Located in a prime position within the highly desirable town of Upminster, just a short walk away from the vibrant high street, offering great options for all your shopping and socialising, we are delighted to offer for sale this brand new ground floor apartment, built to a high specification and set within a private gated development. Also within just 0.3 miles, convenient for the commuter, you will find Upminster station, with its excellent links into London. This property would make a fantastic first time purchase, investment or downsize, and should be viewed internally to fully appreciate the quality on offer.

- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- OPEN PLAN KITCHEN/LIVING AREA
- UNDERFLOOR HEATING THROUGHOUT
- PRIVATE GARDEN
- LUXURY GATED DEVELOPMENT
- 10 YEAR BUILDING WARRANTY
- ALLOCATED PARKING SPACE



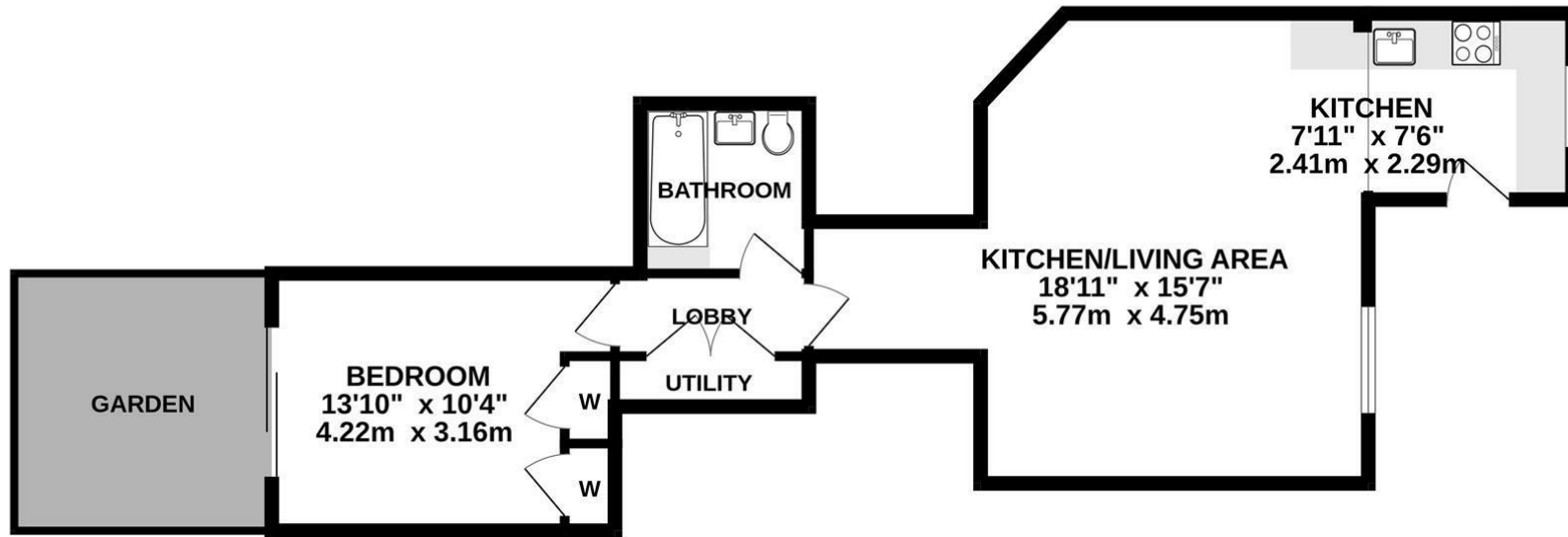
Description

The apartment itself is a lovely bright space and well presented throughout, with the open plan kitchen/living room being an attractive, spacious area, with wood style flooring and plenty of room for your sofas, chairs, and even a table should you so wish. The kitchen area offers modern storage units at base and eye level, with a good amount of complementing stone finish worktops and integrated appliances. There is a lobby from here which gives access to the utility cupboard,, and also leads you to the bathroom, modern in design, with fully tiled walls and floor, vanity unit, wc, power shower over the bath and chrome taps. The double bedroom offers wardrobe space and room for additional furniture plus the added benefit of sliding doors which open out to your own private garden. Also externally you have the advantage of a secure car parking area with one allocated parking space and convenient bike storage. The other highlights are underfloor heating throughout and a secure video entry system.



GROUND FLOOR

619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

SERVICES:

Local Authority: Upminster
 Council tax band:
 Post code: RM14 3BU

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

Brentwood
 Tel. 01277 260858

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 Tel. 01277 375757

Lettings Office
 Tel. 01277 202200

Explore more @ www.keithashton.co.uk