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## Cornsland Close, Upminster Offers in excess of £400,000

Located within a secure gated estate set in approximately six acres of beautifully maintained grounds, this modern first-floor two-bedroom apartment offers stylish living in a peaceful and well-kept environment.

The flat is presented in excellent decorative order and features a bright and spacious living area, a modern fitted kitchen, and two well-proportioned bedrooms. The contemporary bathroom completes the accommodation, making this an ideal purchase for first-time buyers, professionals, or downsizers.

Further benefits include a long lease, allocated parking, and the security and privacy of a gated development. The extensive communal grounds provide a rare sense of space and tranquillity, while still offering convenient access to local amenities and transport links.

**Entrance Hall****Main Bathroom****Lounge**

20 x 12'11 (6.10m x 3.94m)

**Kitchen**

11'08 x 6'10 (3.56m x 2.08m)

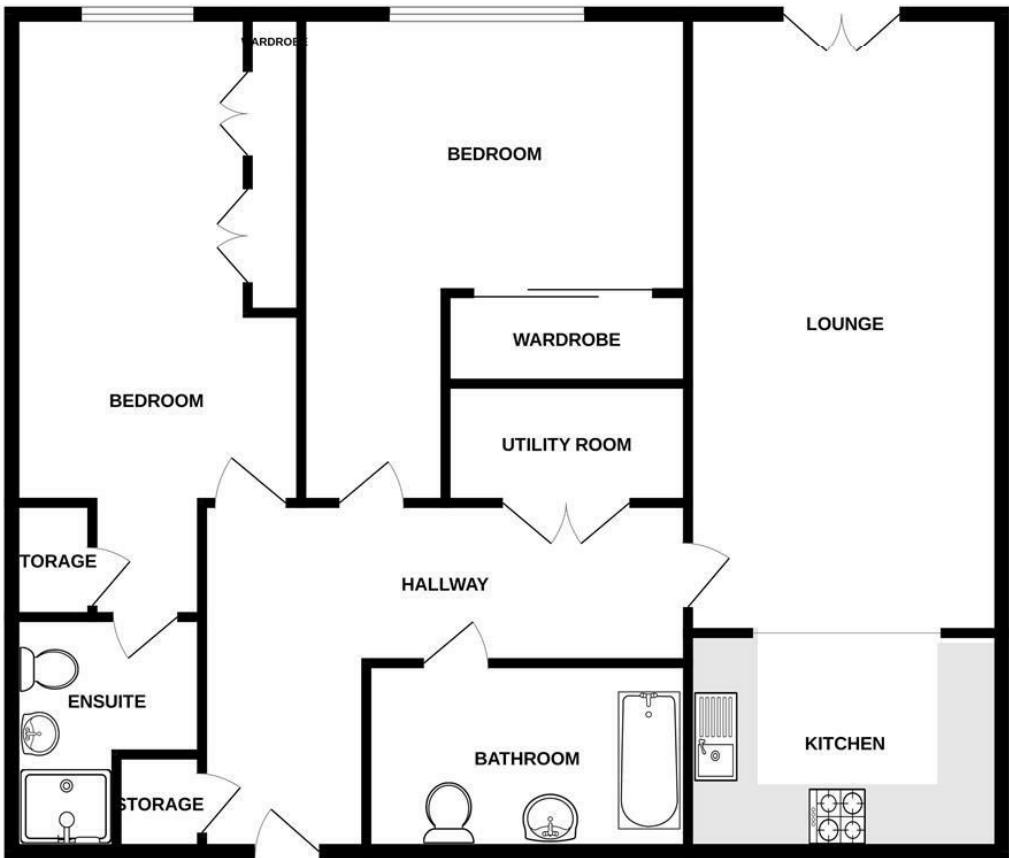
**Master Bedroom**

17'10 x 11'01 (5.44m x 3.38m)

**En-suite****Bedroom Two**

15'05 x 8'10 (4.70m x 2.69m)

## GROUND FLOOR



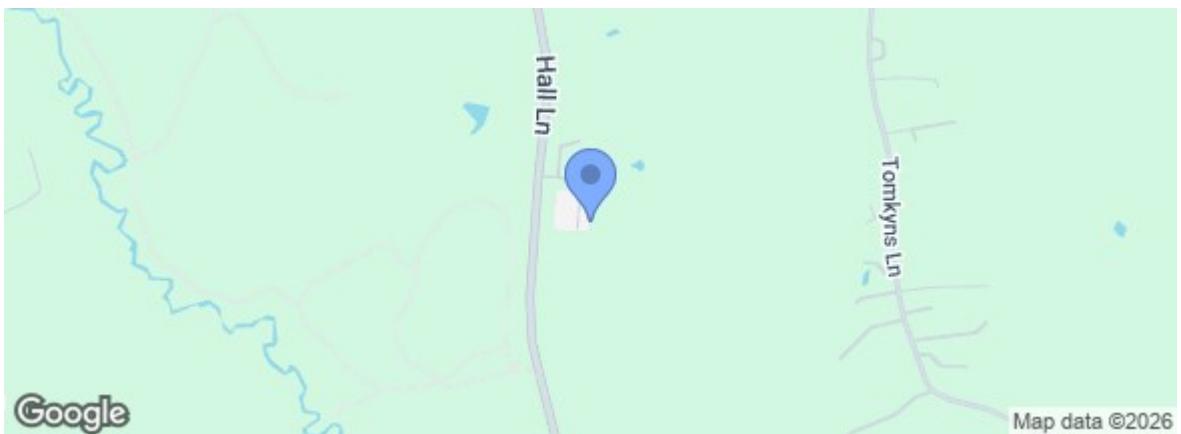
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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

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



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