



# GRIFFIN

THE PROPERTY PEOPLE



## Cranmer Court, 24 St. Lawrence Road , Upminster, RM14 2UP

Offers in excess of £385,000

We are delighted to present this immaculate flat available for sale. The property is expertly designed with a modern aesthetic, featuring two spacious bedrooms, both of which are doubles. The master bedroom benefits from an en-suite, adding a touch of luxury and convenience.

The property boasts an open-plan reception room, catering perfectly to contemporary tastes and providing plenty of space for relaxation and entertainment. The kitchen is equally impressive, with one well-appointed kitchen designed to cater to all your culinary needs.

As for practicalities, the property is rated C for its energy performance certificate and falls within the D band for council tax.

One of the key selling points of this property is its location. Nestled in a vibrant neighbourhood, it offers close proximity to public transport links, local amenities, and reputable schools. This makes it perfect for individuals or families seeking a balance of comfort, convenience, and community.

The property is in an impeccable state of upkeep, reflecting a high standard of living. With two bathrooms, it guarantees ample space and functionality for occupants.

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- CLOSE TO UPMINSTER TOWN CENTRE
- WALKING DISTANCE TO UPMINSTER STATION
- ONE ALOCATED SPACE IN SECURE CAR PARK
- EN-SUITE TO MAIN BEDROOM
- COMMUNAL GARDENS
- LONG 100+ YEARS LEASE

### Viewing

Please contact our Upminster Office on 01708 321322 if you wish to arrange a viewing appointment for this property or require further information.



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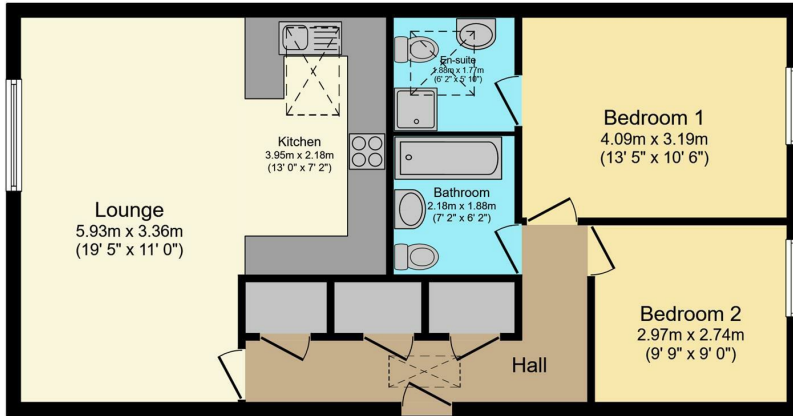
1



C



## Floor Plan



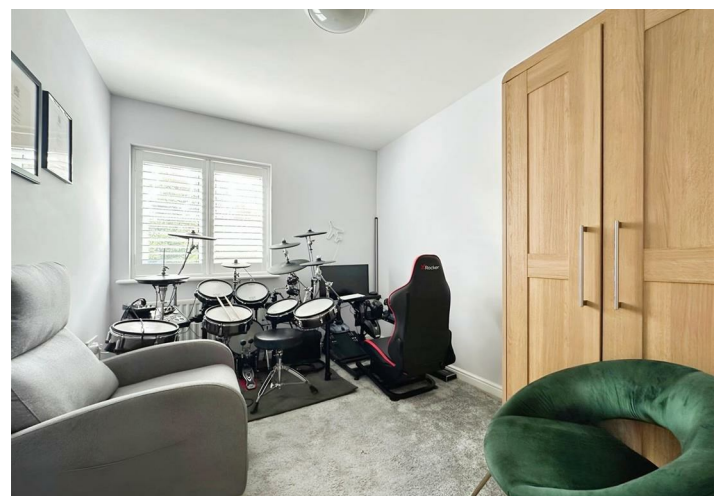
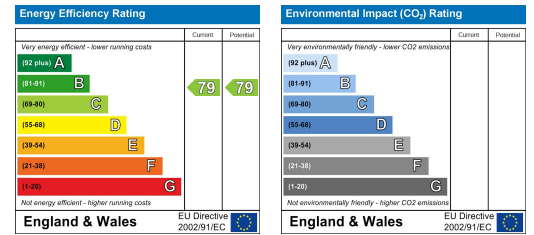
TOTAL: 70.0 m<sup>2</sup> (754 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



## Energy Efficiency Graph



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