



Willows Parade, Moor Lane, Upminster

Offers Over £210,000



- A well presented and fantastic size one bedroom first floor maisonette
- Excellent value for money
- Brilliant size living space throughout
- Long lease of approximately 146 years remaining
- Inviting entrance hallway with two large storage cupboards and loft access
- Lovely size lounge/diner ideal for relaxing evenings, socialising with friends and family or working from home
- Large bedroom which could easily be separated into two bedrooms
- Modern shower room and modern kitchen
- Plenty of parking facilities
- Excellent location within close proximity to local amenities and bus links



Nestled on Moor Lane in the charming area of Cranham Upminster, this well-presented first-floor maisonette offers an exceptional living space that is both spacious and inviting. With a generously sized bedroom, this property is perfect for individuals or couples seeking comfort and convenience. The maisonette boasts a lovely entrance hallway, complete with two large storage cupboards, ensuring that you have ample space to keep your belongings organised.

The lounge/diner is a standout feature, providing a bright and airy atmosphere that is ideal for relaxation, entertaining guests or working from home. The large bedroom is particularly impressive, with the potential to be easily divided into two separate rooms, offering flexibility to suit your needs. The modern kitchen is well-equipped, making meal preparation a delight, while the contemporary shower room adds a touch of luxury to your daily routine.

With a long lease remaining of approximately 146 years, this property represents excellent value for money in today's market. Additionally, residents will benefit from parking facilities, ensuring that you and your guests can park with ease. The maisonette is conveniently located close to local amenities and bus links, making it easy to access everything you need for daily life.

In summary, this fantastic one-bedroom maisonette on Moor Lane is a wonderful opportunity for those looking for a spacious and modern home in a desirable location. Don't miss your chance to make this delightful property your own.

Spacious entrance hall gives access to all rooms. Two storage cupboards. Access to loft.
Shower room comprises larger than average shower fitted with "Rainfall" style shower. Wash hand basin and WC. Heated towel rail.
Kitchen 9'8 x 0'4 double glazed window to front. Wall and base mounted units with matching storage drawers. Complimentary work surfaces housing sink drainer. Tiling to splash backs. Oven, electric hob and extractor hood to remain. Space for other appliances.
Bedroom 17'1 x 8'2 double glazed window.
Lovely size lounge/diner 17'1 x 10'9 double glazed window. Feature electric fireplace.

Further Details:

Potterton Titanium combination boiler (serviced annually)
1st floor maisonette
Service Charge: £900.00 per annum including Building Insurance
Ground Rent: £50.00 per annum
Length of Lease: 146 years remaining
Communal Parking
Council Tax Band: B
Local Authority: Havering

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 including VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



Local Life

The placename Upminster is first recorded in 1062 as Upmynstre and is recorded in the 1086 Domesday Book as Upmunstra] It is formed from Old English upp and mynster, meaning the large church on high ground. The high ground of the parish church being in relation to the valley of the River Ingrebourne and the Upminster Bridge over the river shares the name An alternative explanation suggests the upp could refer to the geographical relationship to a church at Barking or Tilbury in Anglo-Saxon time The London, Tilbury and Southend Railway from Fenchurch Street was extended from Barking to Upminster in 1885.



Ground Floor



