

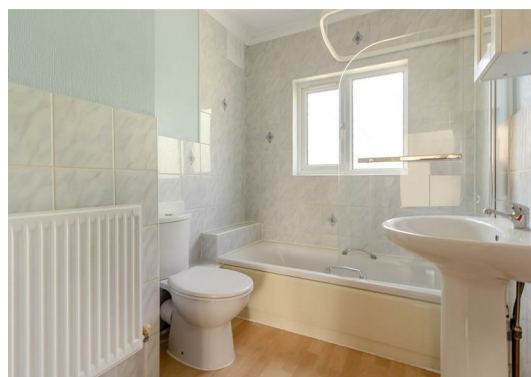


## Millfield House Champion Road, Upminster, RM14 2SY Offers in excess of £260,000

Situated in the heart of sought-after Upminster, this well-presented flat offers an excellent opportunity for first-time buyers, professionals, or investors alike. Combining comfortable living with a convenient location, the property is within easy reach of local amenities, highly regarded schools, excellent transport links, and Upminster town centre.

The accommodation provides bright and well-proportioned living space throughout, creating a welcoming home that is ready to move into while still offering scope for personalisation. The living area is ideal for relaxing or entertaining, while the kitchen is designed for practical everyday living. The bedroom(s) offer comfortable accommodation, complemented by a well-appointed bathroom.

Millfield House is conveniently positioned for commuters, with Upminster Station providing District Line, London Overground and c2c services into London, making this an ideal base for those travelling into the City. Residents also benefit from nearby parks, cafés, restaurants, and a variety of shopping facilities.



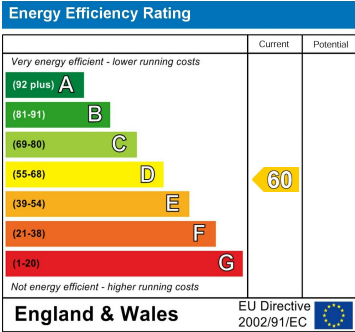
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

years remaining on the lease 110  
Ground rent: £35 per annum  
Maintenance charge: £724.82 per annum

This information is provided by the vendor and should be verified during the conveyancing process.



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