



ONWARD CHAIN COMPLETE! GUIDE PRICE £290,000 - £300,000. Bear Estate Agents are delighted to present this beautifully presented two-bedroom split-level apartment situated on the popular Briarleas Gardens in Cranham. Offering spacious accommodation arranged over two floors, a private balcony and two well-proportioned double bedrooms, this attractive property would make an excellent first-time purchase or investment.

- ONWARD CHAIN COMPLETE!
- Walking distance to local shops, schools and bus routes
- Fantastic road links
- Balcony
- Two double bedrooms
- Highly spacious duplex apartment
- 1.3 miles to Upminster Railway Station
- Lounge / diner (14'10 x 12'2)
- Modern kitchen
- Ample storage across both floors

Briarleas Gardens

Upminster

£290,000

Guide Price



Briarleas Gardens



The accommodation begins with a welcoming entrance hallway leading through to a bright and spacious living room, measuring approximately 15'0" x 12'2". The room offers plenty of space for both relaxing and entertaining, with direct access to a private balcony providing a pleasant additional outdoor area.

Also located on this level is the fitted kitchen, measuring approximately 8'11" x 7'8", offering a practical and well-arranged space for everyday cooking and dining.

The upper level comprises two double bedrooms. The master bedroom measures approximately 12'2" x 12'3", while the second bedroom measures approximately 7'9" x 12'2". Both rooms are well presented and offer versatile accommodation suitable for bedrooms, home working or guest space.

Completing the internal accommodation is a modern bathroom featuring a skylight, allowing plenty of natural light into the room.

Externally, the property benefits from an additional storage shed, access to well-maintained communal gardens and on-road parking.

Further benefits include a lease with approximately 118 years remaining and a stated ground rent of £82 per month.

Conveniently positioned within Cranham, this appealing apartment combines generous living space with a practical split-level layout and attractive outdoor amenities. Early viewing is recommended to appreciate the accommodation on offer!

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Highly spacious duplex apartment

Walking distance to local shops, schools and bus r

1.3 miles to Upminster Railway Station

Fantastic road links

Entrance hall

Lounge / diner (14'10 x 12'2)

Balcony

Kitchen (7'8 x 8'9)

Bedroom 1 (10'2 x 12'2)

Bedroom 2 (7'8 x 12'2)

Three-piece bathroom suite

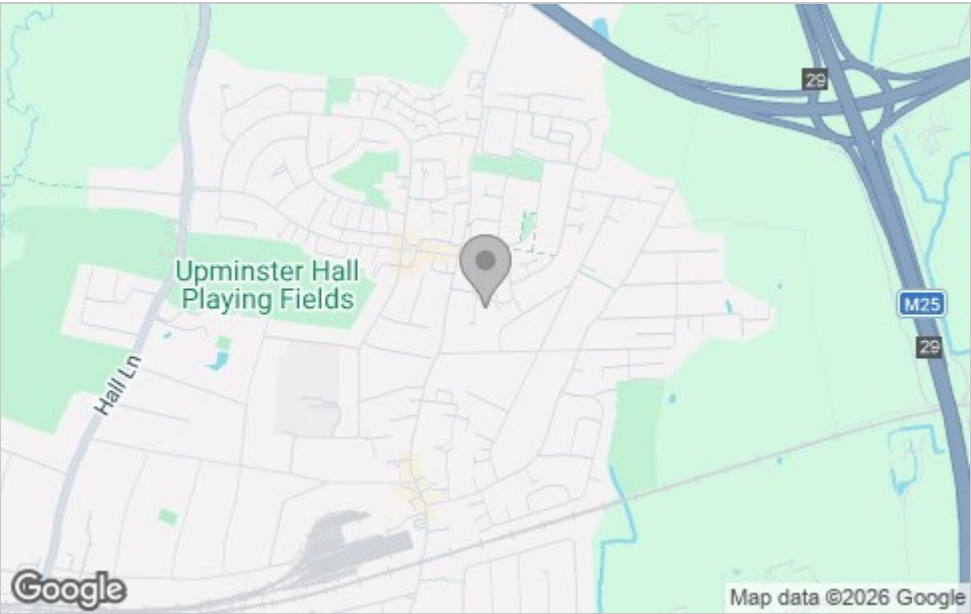
Ample storage across both floors



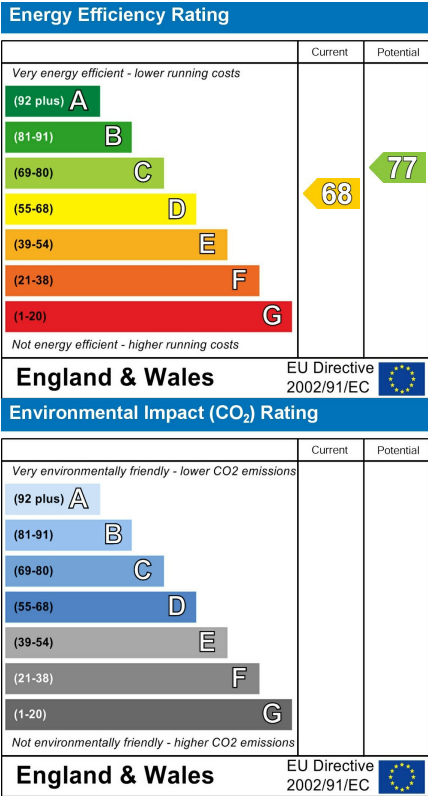
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

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