



Cirrus Court, 184 St. Marys Lane, Upminster, RM14 3BT

£325,000 Leasehold

TWO-BEDROOM SECOND FLOOR APARTMENT • NO ONWARD CHAIN • NEW BOILER INSTALLED IN OCTOBER 2025
• LIFT ACCESS & ALLOCATED PARKING SPACE • DUAL ASPECT OPEN PLAN LIVING SPACE • EXCELLENT LOCATION
FOR UPMINSTER'S LOCAL AMENITIES AND STATION

A well kept two bedroom second floor apartment with lift access, allocated parking, a new boiler installed in 2025, and no onward chain. This is a bright and practical home with a dual aspect open plan living space, generous room sizes, fitted wardrobes in both bedrooms, and plenty of storage, all in a very convenient Upminster location close to the station and local amenities.

The apartment is well presented throughout and offers a layout that works well for day to day living. The open plan kitchen, dining and living area is the main focal point, giving you a good amount of space for seating, dining and entertaining. The kitchen is fitted in a modern style with a range of units and integrated appliances, while the dual aspect windows help bring in plenty of natural light. Both bedrooms are doubles, with fitted wardrobes providing useful built in storage. The bathroom is a good size and finished with a contemporary suite.

Outside, the development is well maintained and benefits from lift access along with an allocated parking space within a secure residents only car park.

Cirrus Court is well placed for Upminster's shops, cafes and everyday amenities, with Upminster station also within easy reach for links into London via the c2c and District line. The property is also close to multiple local primary and secondary schools, making it a convenient option for a range of buyers.

Agent Note: Under the Estate Agents Act 1979, we disclose that this property is owned by a family member of a director of Accord Estates Ltd.

The agent has not tested any apparatus, equipment, fixtures, fittings or services. Prospective purchasers should satisfy themselves as to the condition and working order of any items, and should rely on their own inspections, surveys and enquiries. Measurements, floor areas and distances are provided as a guide only and are approximate.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C



Hallway

Kitchen/Reception Room

24' 4" x 11' 4" (7.42m x 3.45m)

Bedroom

16' 8" x 8' 1" (5.08m x 2.46m)

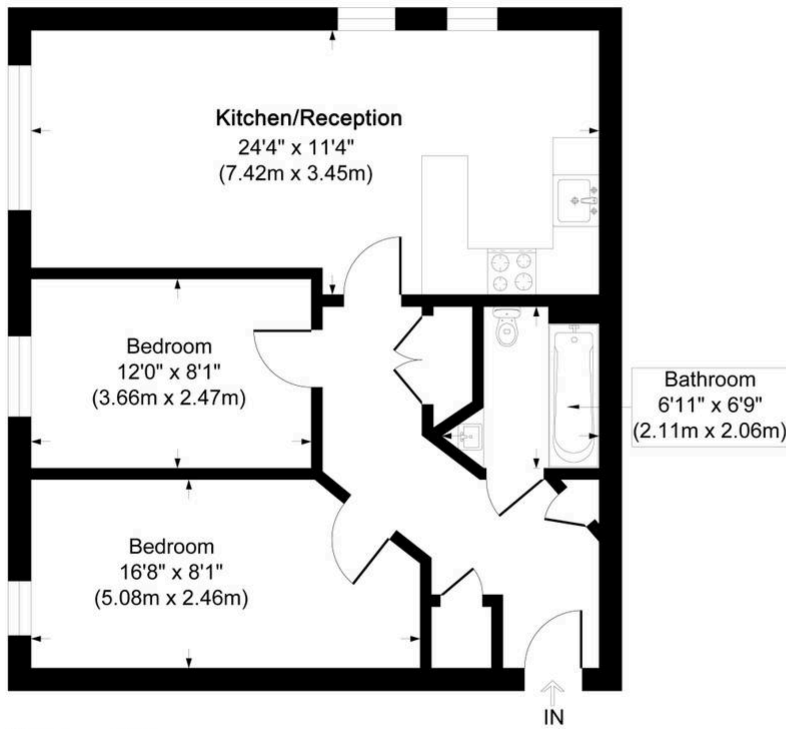
Bedroom

12' 0" x 8' 1" (3.66m x 2.47m)

Bathroom

6' 11" x 6' 9" (2.11m x 2.06m)





Second Floor



**Cirrus Court St.
Marys Lane**

Approximate Gross Internal Area
Ground Floor = 61.8 sq m / 665 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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