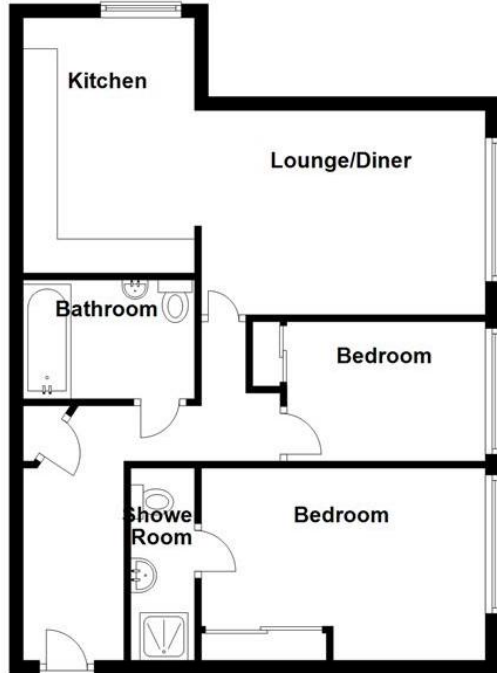


Ground Floor
Approx. 57.8 sq. metres (622.6 sq. feet)



Total area: approx. 57.8 sq. metres (622.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. While every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. B.B.E (UK) LTD
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	66	67
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	76	77
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Front Lane, Upminster
£310,000

- TWO BEDROOMS
- FIRST FLOOR FLAT
- IMMACULATE THROUGHOUT
- TWO BATHROOMS
- BALCONY
- LEASE IN EXCESS OF 100 YEARS
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to first floor.

Front Entrance

Via hardwood door into:

Hallway

Spotlight bar to ceiling, built in storage cupboard housing fuse box and water tank, electric heater, fitted carpet.

Bedroom One

4.33m x 2.77m (14' 2" x 9' 1") Double glazed window to rear, electric heater, fitted wardrobes with sliding mirror doors, fitted carpet.

Ensuite Bathroom

Comprising low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled splash backs, tile effect vinyl flooring.

Bedroom Two

3.75m x 2.66m (12' 4" x 8' 9") Double glazed windows to rear, electric heater, fitted carpet.



Bathroom

Inset spotlights to ceiling, low level flush WC, hand wash basin, panelled bath with shower attachment, chrome hand towel radiator, tiled splash backs, tile effect vinyl flooring.

Open Plan Kitchen / Lounge / Diner

7.41m x 3.76m (24' 4" x 12' 4") > 2.98m (9' 9") uPVC framed sliding French door opening to Juliette balcony, electric heater, hardwood flooring throughout, kitchen area; range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, four ringed electric hob, extractor hood, integrated oven, integrated fridge, integrated freezer, space and plumbing for washing machine, integrated washing machine, space for tumble dryer, laminate splash backs, double glazed window to rear of kitchen area.