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New North Road
Hainault, Essex IG6 2UY
Price guide £285,000

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PRICE GUIDE: £285,000 to £295,000. *CHAIN FREE* IDEAL FOR COMMUTERS* We are delighted to offer this DECORATIVELY IMMACULATE two bedroom ground floor apartment situated OPPOSITE HAINAULT CENTRAL LINE STATION offering direct access to Stratford within approximately 20 minutes and Liverpool Street within approximately 30 minutes. This SPACIOUS property has undergone a full decorative refurbishment program throughout (including a full rewire) and is ideally suited to the owner occupier and buy to let investment market alike, with our Lettings Department providing a projected rental income of £1,200 - £1,300 per calendar month. There are local shops and bus services in close proximity which provide access to neighbouring Barkingside and beyond to Romford & Ilford town centres. The property comprises of a 19'11 Entrance Hall, 20'4 Lounge/Diner, 11'9 Newly Fitted Kitchen, Two Double Bedrooms and a 8'2 Newly Installed Bathroom/WC.

ENTRANCE HALL 19'11 x 2'9 (6.07m x 0.84m)

Entry phone system, entrance door, built-in storage/utility cupboard with plumbing for washing machine, multi-glazed door to:

RECEPTION ROOM 20' 4 x 12'1 max (6.10m 1.22m x 3.68m max)

Three light double glazed window with fanlight over to front aspect, further two light double glazed window with fanlight over to rear aspect, two radiators.

KITCHEN 11'9 x 6'8 (3.58m x 2.03m)

Extensive range of base and wall units, working surfaces, cupboards and drawers, built-in oven with four ring gas hob, plumbing for dishwasher, cupboard housing boiler installed in 2021, tiled floor, part tiled walls, three light double glazed window with fanlight over, extractor fan.

BEDROOM ONE 11'8 x 9'8 (3.56m x 2.95m)

Three light double glazed window with fanlight over, radiator.

BEDROOM TWO 9'9 x 9'8 (2.97m x 2.95m)

Three light double glazed window with fanlight over, radiator

BATHROOM/WC 8'2 x x 6'8 max (2.49m x x 2.03m max)

Panel enclosed bath with mixer tap, separate thermostatically controlled shower unit with glazed side screen, pedestal wash hand basin with mixer tap, low level WC, radiator, tiled walls, extractor fan, two obscure double glazed window with fanlight over.

LEASE

140 years remaining

GROUND RENT

£100 per annum

MAINTENANCE CHARGE

£1,800 per annum

COUNCIL TAX

London Borough of Redbridge - Tax Band B.

AGENTS NOTE

Should you proceed with the purchase of the property, these details must be verified by your solicitor.

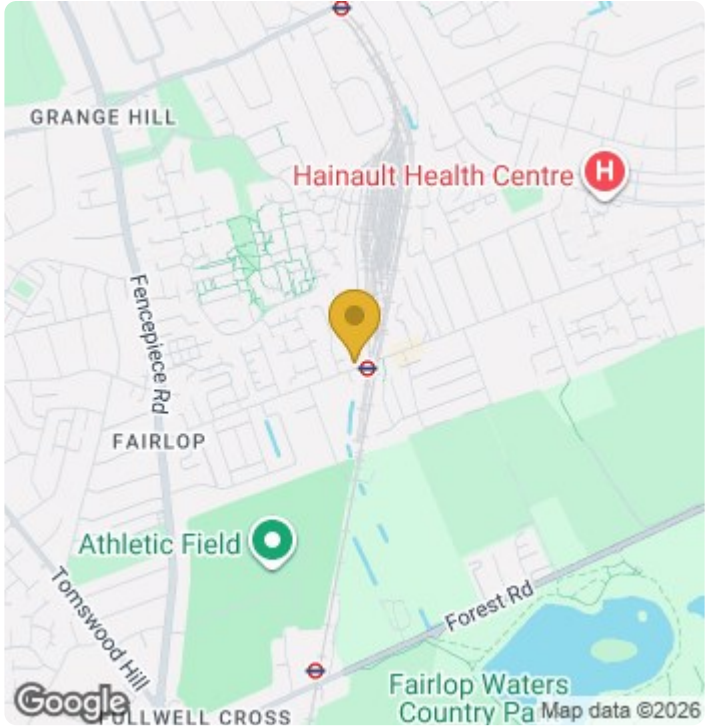
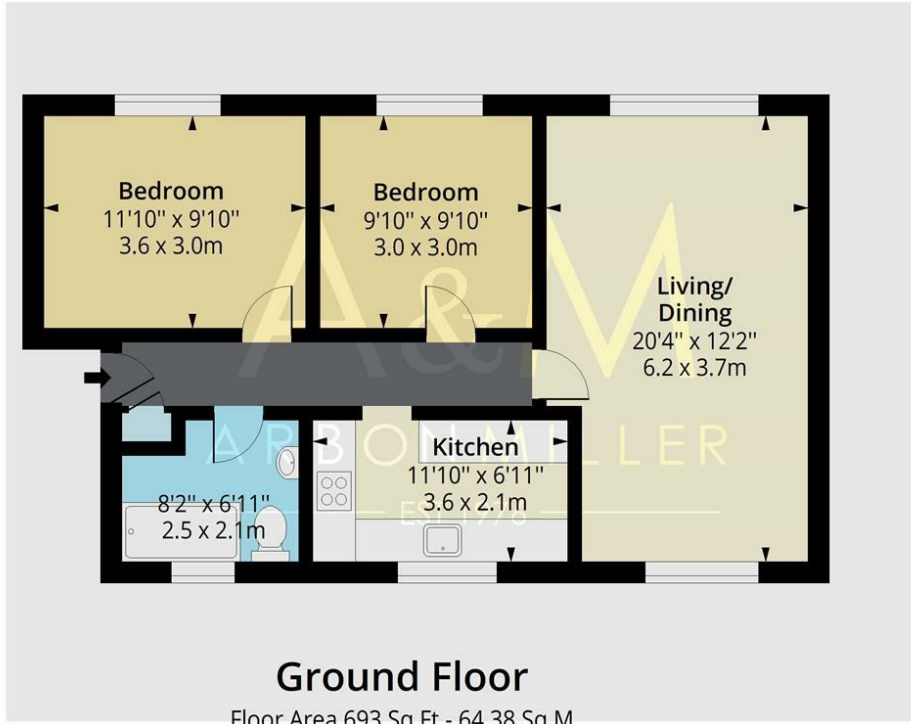
AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



Bullen Court IG6

Approx. Gross Internal Area 693 Sq Ft - 64.38 Sq M



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 28/5/2026

