

**A&M**  
ARBONMILLER  
EST 1976



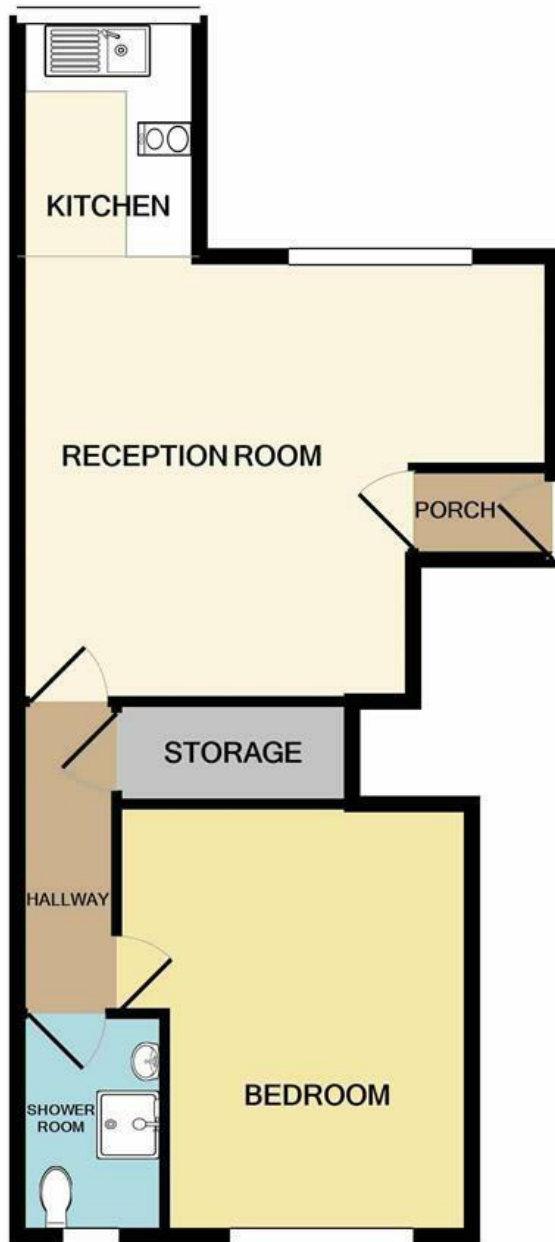
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4 Adrian Court Abbey Road  
Newbury Park, Essex IG2 7NE  
£1,450

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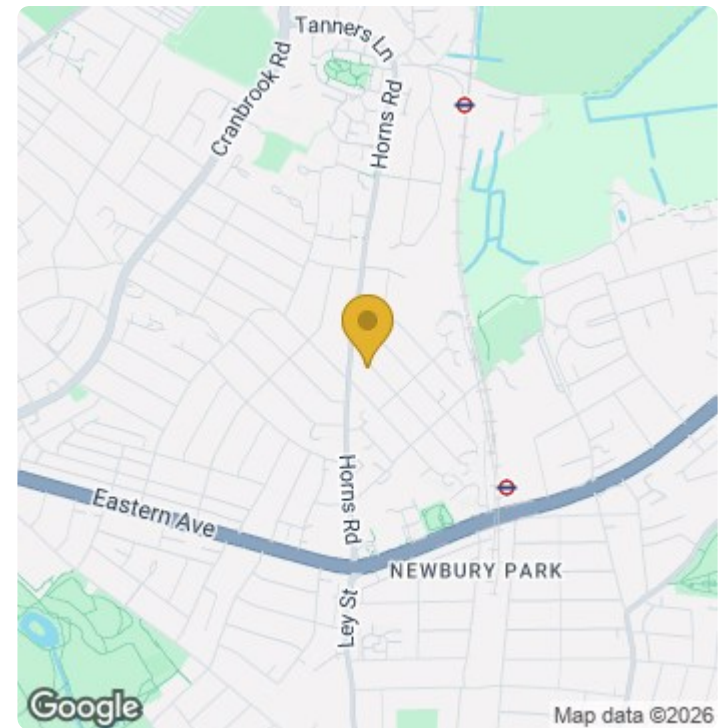
Newly refurbished spacious one bedroom ground floor maisonette. Positioned in this popular turning within a half-of-a-mile of local shopping facilities, bus services and both Barkingside & Newbury Park Central Line Tube Station with the latter offering direct access to Stratford within 15 minutes and Liverpool Street within 25 minutes. Located to nearby "Outstanding" Ofsted rated primary and secondary schools. With a good selection of local shops, supermarkets and all major facilities within easy reach. Property comprises: modern fitted kitchen with appliances, large double bedroom, modern fitted shower room, garage. Benefits : double glazing, gas central heating system and many more. With the property being in a no through road , which gives great privacy .This really is a quality home and internal viewing is recommended to fully appreciate its space and modern décor.





TOTAL APPROX. FLOOR AREA 446 SQ.FT. (41.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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