

A&M  
ARBON MILLER  
EST 1976



Canonhall Court

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12 Canonhall Court Netley Road  
Newbury Park, Essex IG2 7NW  
£2,100 Per calendar month

## 12 Canonhall Court Netley Road, Newbury Park, Essex IG2 7NW

Arbon & Miller are delighted to offer this IMMACULATELY PRESENTED two double bedroom DUPLEX APARTMENT situated within a stones throw of Newbury Park Central line station. This stunning property offers LARGE OPEN PLANNED LIVING ACCOMMODATION. with MODERN DECOR THROUGHOUT, 2 FEATURE BATHROOMS (one ensuite), plus separate CLOAKROOM, two BALCONIES, LOUNGE/FEATURE FITTED KITCHEN. The property has the benefit of SECURE ALLOCATED PARKING SPACE. INTEREST IS EXPECTED TO BE HIGH! CALL NOW TO VIEW.

COMMUNAL ENTRANCE HALL/ LIFT TO  
ALL FLOORS

ENTRANCE HALL

CLOAKROOM

UTILITY ROOM

OPEN PLAN LOUNGE/KITCHEN

BALCONY

LANDING/OFFICE AREA

BEDROOM ONE

EN-SUITE SHOWER ROOM

BEDROOM TWO

SUN TERRACE

BATHROOM

ALLOCATED SECURE PARKING

COUNCIL TAX BAND C

EPC RATING B



GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

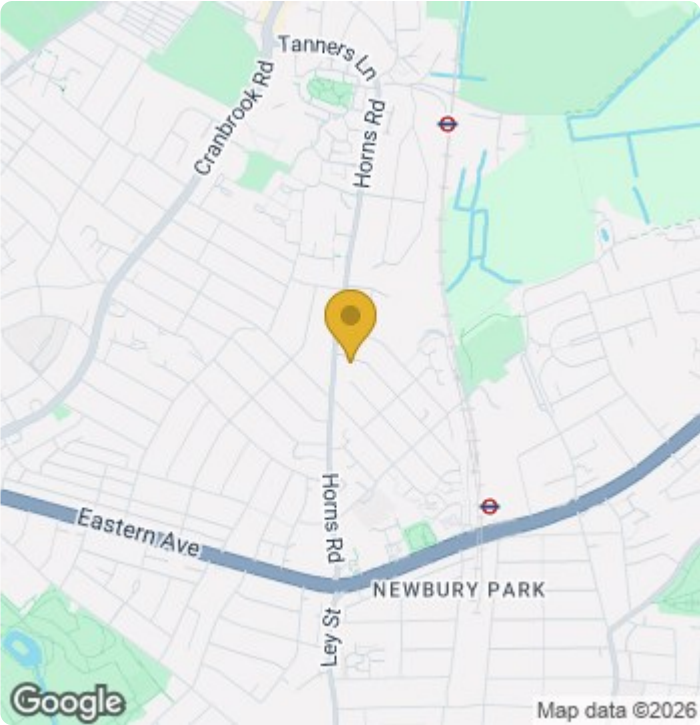


1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>83</b>                  | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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