



Canonhall Court

Netley Road, Newbury Park, Essex IG2 7NW

*** PRICE GUIDE £335,000 - £350,000 *** CHAIN FREE An exceptional two-bedroom split-level duplex apartment, set within a secure and well-maintained gated development in the highly desirable IG2 location. Offered to the market chain free, this impressive residence boasts a Large open plan kitchen/lounge, two double bedrooms, two bathrooms, long lease and allocated parking, presenting an outstanding opportunity for discerning buyers and investors alike. Arranged over two floors, the property offers a refined sense of space and separation, with a thoughtfully designed layout ideal for modern living. Perfectly positioned within close proximity to Newbury Park Station for swift access into Central London, as well as a selection of well-regarded local schools and a wide range of amenities, this is a superbly located home combining style, convenience, and long-term appeal.

COMMUNAL ENTRANCE HALL

Security entry phone system, lift to all floors.

ENTRANCE HALL

Laminated wood strip flooring, double radiator, stairs to first floor, storage cupboard.

CLOAKROOM

Wash hand basin, low level wc.

OPEN PLAN LOUNGE/KITCHEN

Lounge Area: Laminated wood strip flooring, double glazed double doors with fixed sidelights and fanlights over leading to BALCONY, contemporary upright wall mounted radiator. Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, built-in oven with microwave above, induction hob with extractor hood over, sink unit with mixer tap, inset spotlights, breakfast bar area, integrated fridge/freezer.

FIRST FLOOR LANDING

Laminated wood strip flooring, three light double glazed window, space for desk area.

BEDROOM ONE

Laminated wood strip floor, three double glazed skylight windows, door to:

EN-SUITE SHOWER ROOM

Walk-in shower with hand held shower attachment, pedestal wash hand basin, low level wc, fully tiled walls, tiled floor, wall mounted heated towel rail, inset spotlights.

BEDROOM TWO

Double glazed double doors with fixed sidelights leading to SUN TERRACE, laminated wood strip flooring, double radiator.

SUN TERRACE

Laid to artificial grass.

BATHROOM

Panel enclosed bath with wall mounted mixer tap, separate shower unit with hand held shower attachment and rainforest shower head, concealed low level wc, vanity unit with wall mounted mixer tap and storage under, fully tiled walls, tiled floor, extractor fan.

PARKING

Secured allocated parking space.

COUNCIL TAX

London Borough of Redbridge - Band C

LEASE

113 years remaining

GROUND RENT

£300 per annum

SERVICE CHARGE

£2,700 per annum

AGENTS NOTE (LEASE ETC)

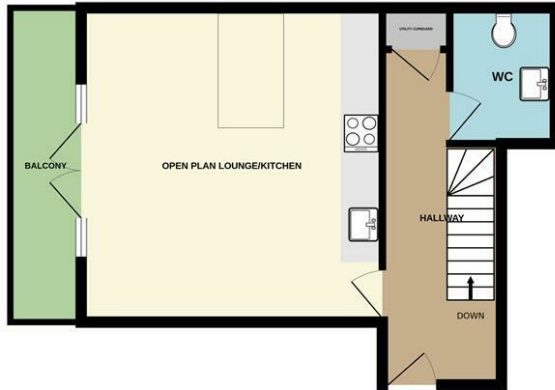
The above details have been provided in good faith and will need to be verified by the respective solicitors.

AGENTS NOTE

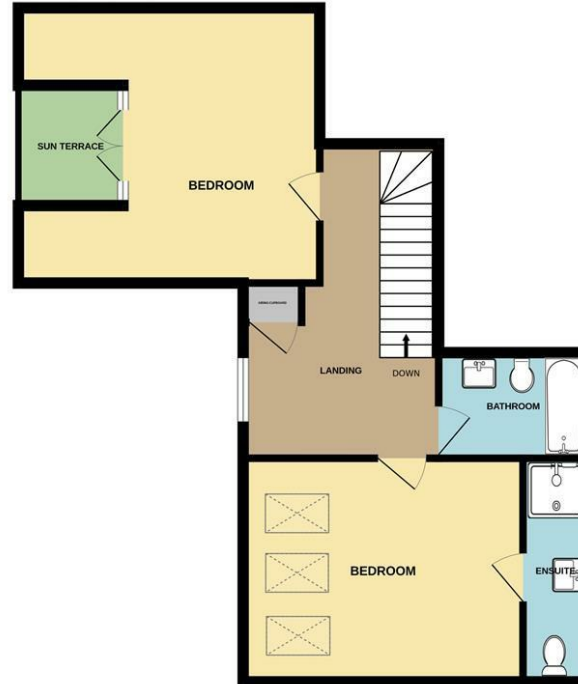
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services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



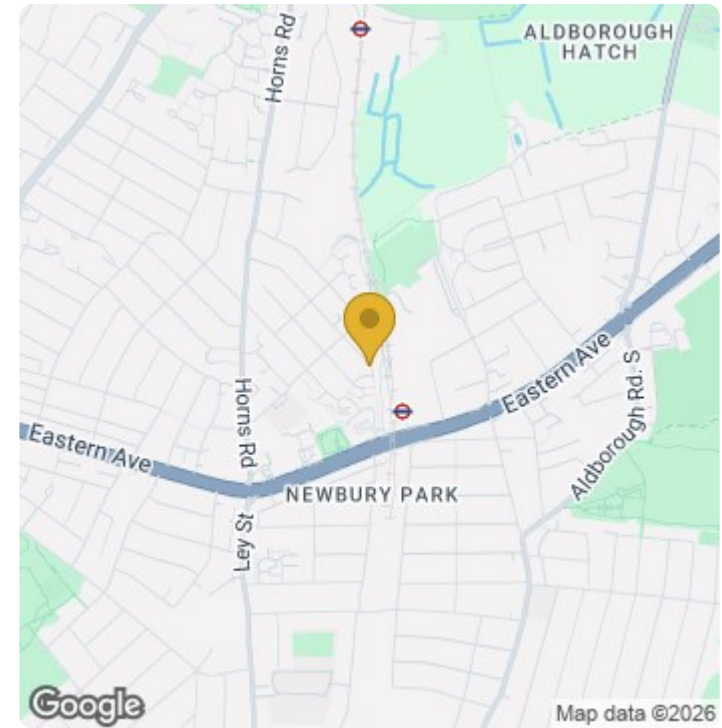
GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



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) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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