



Soper Square, Newhall, CM17 9JB
£1,350 Per Month

2 2 1 C

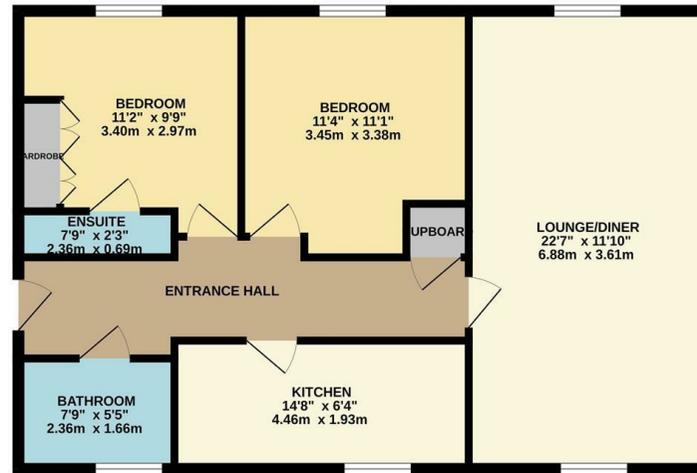
A set of four white icons on a dark blue background. From left to right: a bed icon with the number '2', a bathtub icon with the number '2', a sofa icon with the number '1', and a lightbulb icon with the letter 'C'.

Soper Square, Newhall, CM17 9JB

A two bedroom ground floor flat located within the popular Newhall development. The property comprises an entrance hall leading to a lounge/diner, kitchen with a range of fitted wall & base units with some white goods available, main bedroom with en-suite shower room, further double bedroom and a family bathroom with a three piece-suite. Outside there is allocated parking and easy access to open playing fields. Available now on an unfurnished basis. Soper Square is located within Newhall offering local shops, schooling and coffee shops nearby.



GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



REYLAND/JOHNSON/ISS
TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 entrance, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MetreGen (2023)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	70	73	England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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