



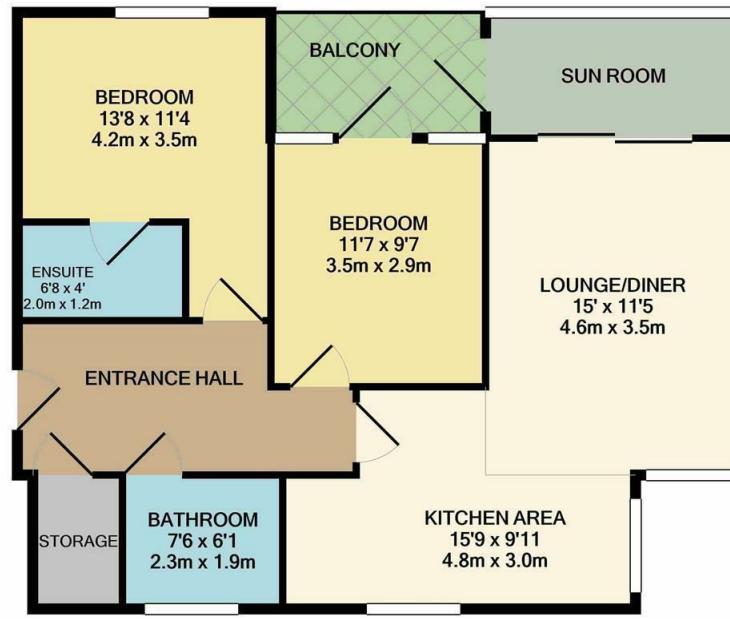
Great Auger Street, Newhall, CM17 9HW  
£325,000

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# Great Auger Street, Newhall, CM17 9HW

Located in the highly popular Newhall Development, overlooking the green is this absolutely stunning two double bedroom apartment with en-suite, a balcony and allocated parking. As you enter there is a large entrance hallway leading to a stunning, open plan lounge/kitchen/diner with a range of modern wall and base units, integrated appliances and a breakfast bar, a sun room and an open balcony. There are also two double bedrooms, with a beautiful en-suite to the master, plus a modern family bathroom with a white three piece suite. The property is located on the first floor and also includes allocated parking and a secure door entry system. Great Auger Street is found at the bottom of The Chase, just a stones throw from local cafes, shops, schools, the new David Lloyd and open fields.

Lease Remaining: 105 years. Service Charge: £151.79 per month. Ground Rent: £100 bi annually. Newhall Charge: £108 per quarter.



REYLANDJOHNSON/GAS  
TOTAL APPROX. FLOOR AREA 774 SQ.FT. (71.9 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  |   | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|---|--|-----------|
|   |   | Current  | Potential |
| Very energy efficient - lower running costs<br>(92 plus)        | A | 81   | 81        |
| (81-91)   | B |  |           |
| (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                        |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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