



New Pond Street, CM17 9FG
Newhall





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New Pond Street, CM17 9FG

*OPEN DAY BY APPOINTMENT ONLY - SATURDAY 20TH JULY 2024 *

Nestled in the award winning Newhall development - New Pond Street, this exquisite two double bedroom penthouse apartment offers a luxurious lifestyle with its stunning triple aspect views and a delightful balcony terrace.

This beautiful home would be an ideal purchase for a First Time Buyer or someone looking to downsize.

As you step into this modern abode, you are greeted by an inviting entrance hall leading through to the spacious open-plan kitchen, lounge, and diner - perfect for entertaining guests or simply relaxing in style. The property boasts two double bedrooms, with the master bedroom featuring an en-suite and built-in wardrobes, providing both comfort and convenience. There is a modern family bathroom benefiting from a three piece suite.

With ample storage space, parking for one vehicle, and a prime location close to local shops, cafes and amenities, this penthouse is not only a beautiful home but also a practical choice for those seeking a well-connected lifestyle.

This beautiful apartment is conveniently situated within close proximity to local Primary School and Secondary Schools. Additionally, there is direct access to the M11/M25 (via junction 7A) ensures easy travel to London, Stansted and Cambridge.

Lease Remaining: 113 Years
Ground Rent: £200 P/A
Service Charge: £1400 P/A

To not miss out on this fantastic opportunity to own this beautiful apartment, call us today to arrange a viewing.

Offers Over £315,000



- TWO BEDROOM TOP FLOOR APARTMENT (PENTHOUSE STYLE)
- TRIPLE ASPECT VIEWS
- EN-SUITE TO MASTER BEDROOM
- 113 YEARS REMAINING ON THE LEASE
- EPC RATING: C

- LEASEHOLD
- PRIVATE BALCONY TERRACE
- ALLOCATED PARKING
- CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES
- OPEN DAY BY APPOINTMENT ONLY - SATURDAY 20TH JULY 2024

Entrance Hall

Double glazed windows to rear aspect, storage cupboard housing Worcester Bosch combi boiler (using hive controls for efficient costs) telephone entry system

Kitchen/Lounge/Diner 21'1" x 19'7" (6.43m x 5.97m)

Double glazed windows to side aspect, a range of fitted wall and base units, double drainer unit with mixer tap, breakfast bar, speakers in ceiling, integrated oven, gas hob, extractor fan, integrated built-in under counter fridge and freezer, plumbing for washing machine, dishwasher, single radiator, wooden flooring, doors to balcony

Bedroom One 12'9" x 13'8" (3.89 x 4.17)

Double glazed window to front aspect, fitted wardrobes, eaves storage, speakers in ceiling, radiator, carpeted flooring.

En-Suite 7'1" x 5'4" (2.16 x 1.65)

Walk in shower, W.C, wall mounted mirrored cupboard, vanity unit, heated towel radiator, tiled flooring.

Bedroom Two 10'5" x 8'9" (3.20 x 2.69)

Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring, eaves storage.

Family Bathroom

Panel enclosed bath, W.C vanity unit heated towel radiator, tiled flooring, speakers in ceiling

Flood Risk: Low

Tenure: Leasehold

Service Charge: £1400

Ground Rent: £200

Lease Remaining: 113 Years

Potential Rental Income: £1450 PCM

Parking: One Allocated Parking





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		

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

THIRD FLOOR



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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