
A&M
ARBONMILLER
EST 1976
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ARBONMILLER
New North Road
Hainault, Essex IG6 3EL
Price £230,000

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New North Road, Hainault, Essex IG6 3EL

Offered CHAIN FREE, this larger than average, one bedroom first floor flat is in a well-kept development on New North Road. Inside are a bright reception room, a kitchen, a double bedroom and a bathroom. A key benefit is secure, gated allocated parking, which is rare at this price point. Hainault Central line station is within easy reach, giving direct links to Stratford and the City. The shops and amenities on Manford Way are close by, with a Tesco just moments away. Hainault Forest Country Park and Fairlop Waters are both nearby for walks and weekends outdoors, and local schools include Manford and John Bramston Primary Schools. An ideal first purchase or buy-to-let investment. Early viewing is recommended.

COMMUNAL ENTRANCE HALL
Security entry phone system, stairs to all floors.

ENTRANCE HALL
Security entry phone, coved cornice, storage cupboards and doors to:

BEDROOM 14'5 x 14'1 (4.39m x 4.29m)
Two light double glazed window, radiator, coved cornice. built-in wardrobe cupboards.

LOUNGE 15'5 x13'9 (4.70m x4.19m)
Two light double glazed window, coved cornice, radiator, open to:

KITCHEN 7'10 x 7'10 (2.39m x 2.39m)
Range of wall and base units, working surfaces, cupboards and drawers, built-in oven with gas hob and extractor hood over, plumbing for washing machine, recess for fridge/freezer, cupboard housing boiler, part tiled walls, laminated wood strip flooring, double glazed window.

BATHROOM 7'10 x 5'7 (2.39m x 1.70m)
Panel enclosed bath with electric shower, hand held shower attachment and glazed side screen, low level wc, pedestal wash hand basin, radiator, part tiled walls, obscure double glazed window, coved cornice.

EXTERIOR
Gated secure allocated parking.

LEASE
101 years remaining

SERVICE CHARGE
£1635

GROUND RENT
£100 per annum

COUNCIL TAX
London Borough of Redbridge - Band C

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.





Leinster Court IG6

Approx. Gross Internal Area 577 Sq Ft - 53.60 Sq M



First Floor

Floor Area 577 Sq Ft - 53.60 Sq M



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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	

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 20/10/2026


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