



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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HERE TO GET *you* THERE

# New Mill Quarter, Hackbridge

Guide Price £375,000 - £390,000

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GUIDE PRICE £375,000 - £390,000, Hunters are delighted to offer this stylish, contemporary apartment situated in a highly regarded development within easy reach of Hackbridge mainline station, several shops including 2 supermarkets, restaurant and fitness centre. This modern property boasts a lovely layout and benefits from 2 spacious bedrooms.

One of the standout features of this apartment is the fantastic community. Living here means being part of a welcoming neighbourhood where you can truly feel at home. There are even regular visits from a coffee van and pizza van! The well-kept communal areas are not only attractive but also provide a great space to socialise and connect with your neighbours.

Convenience is key with this property, as it comes with an underground parking space, ensuring that you never have to worry about finding parking. Additionally, the presence of a lift in the building adds to the ease of access, making everyday tasks a breeze.

Furthermore, this apartment is being offered with no onward chain, providing a smooth and hassle-free buying process for the new owner. Don't miss out on the opportunity to own this wonderful property in a prime location.

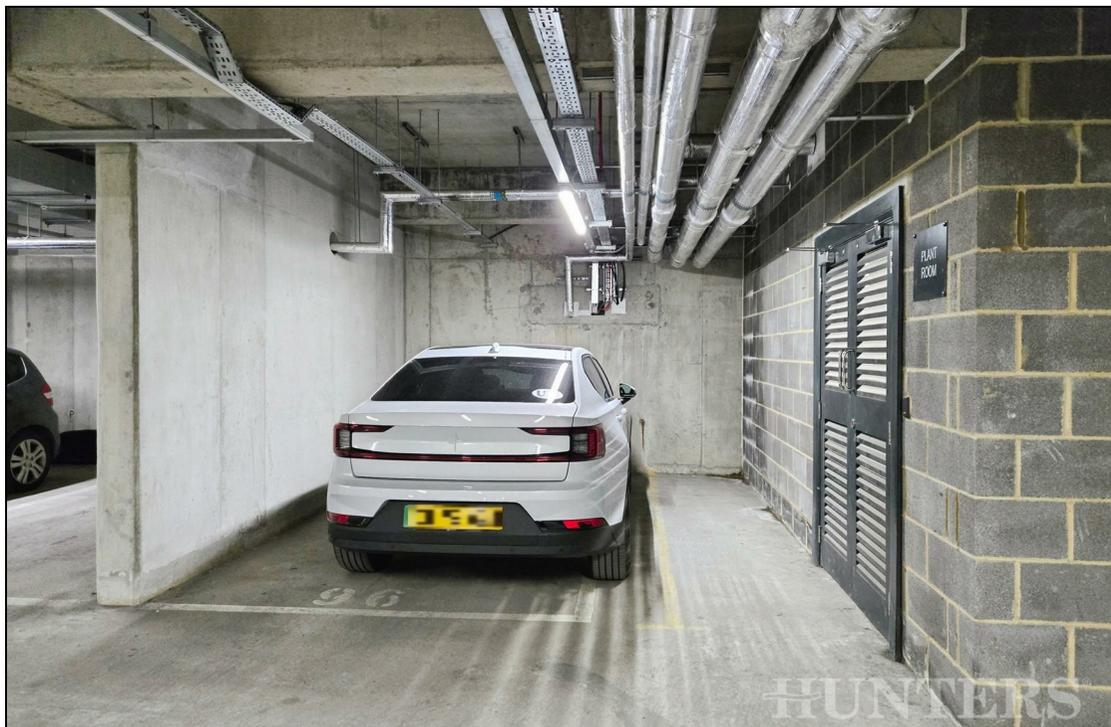
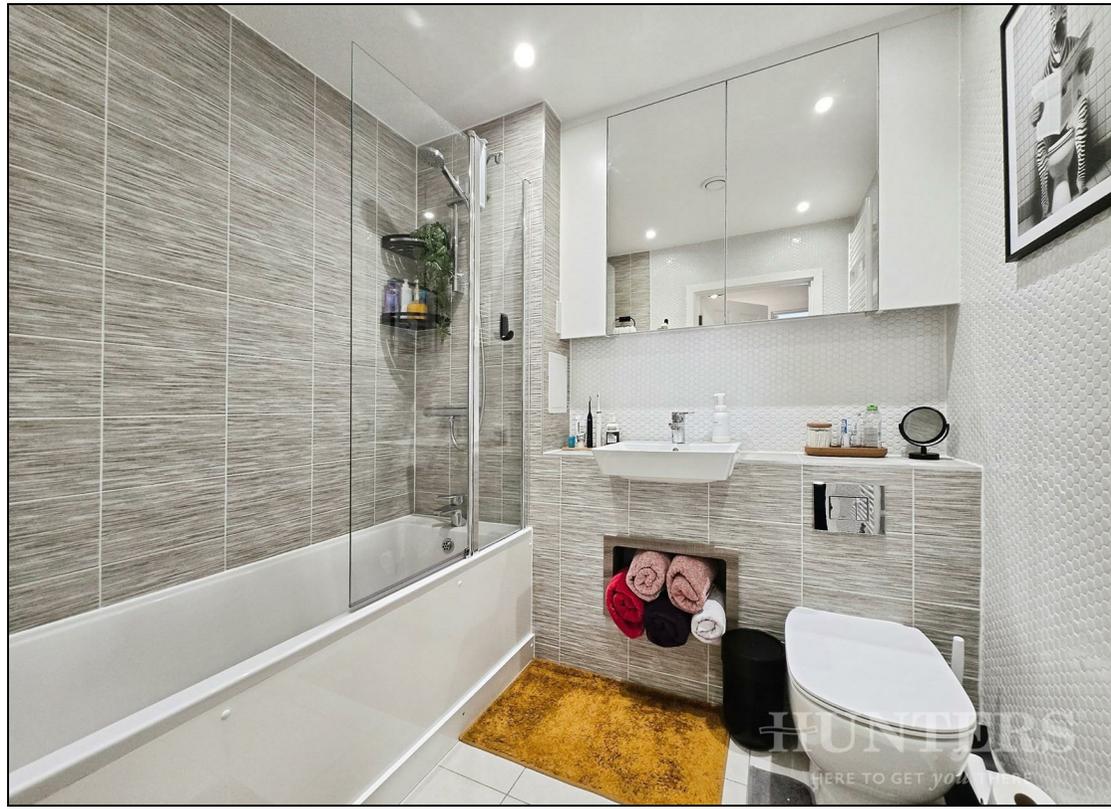
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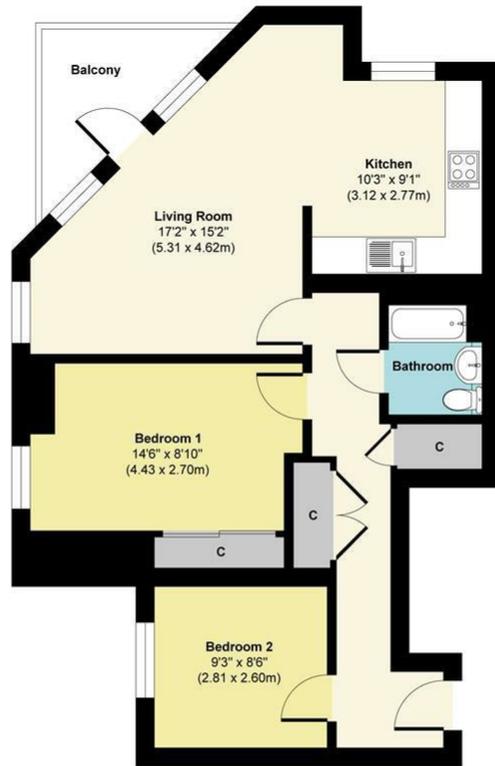


## KEY FEATURES

- 4th FLOOR WITH LIFT SERVICE
- LEASEHOLDERS' RIGHT TO MANAGE
  - 146 YEAR LEASE
- BALCONY WITH FANTASTIC VIEWS
- UNDERGROUND PARKING & BIKE STORAGE
- AMENITIES & TRAVEL ON THE DOORSTOP
- BEAUTIFUL CONDITION THROUGHOUT
- NO ONWARD CHAIN



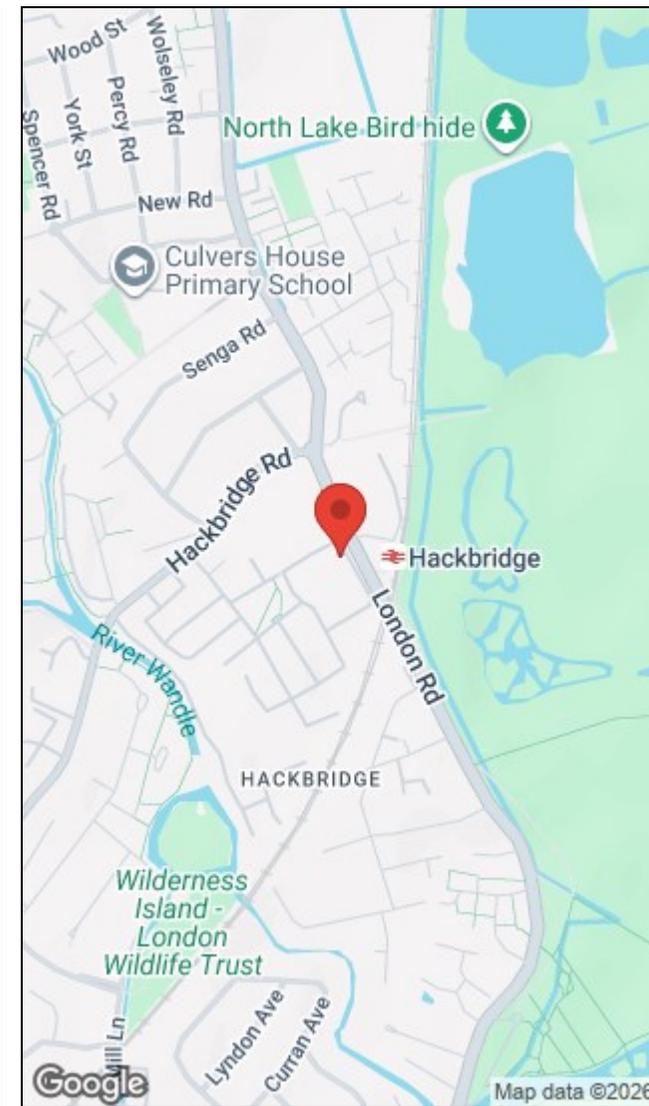




**Fourth Floor**  
 Approximate Floor Area  
 687 sq.ft  
 (63.82 sq.m)

**Approx. Gross Internal Floor Area 687 sq. ft / 63.82 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given, whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. Produced by designimperial.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>83</b>	<b>83</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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