



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



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# Thimble Crescent, Hackbridge

£290,000



Hunters are delighted to offer this stunning, nearly new apartment built in 2022. This beautiful second-floor property boasts a bright south-westerly aspect, ensuring an abundance of natural light throughout the day.

One of the highlights of this apartment is the private balcony, where you can enjoy your morning coffee or unwind in the evening. Additionally, residents have access to a shared first-floor sun terrace, ideal for socialising or enjoying the fresh air.

New Mill Quarter is a hugely popular development, conveniently located near Hackbridge mainline station, making commuting a breeze. You will also find a supermarket, pharmacy, fitness centre and much more within easy reach, catering to all your daily needs.

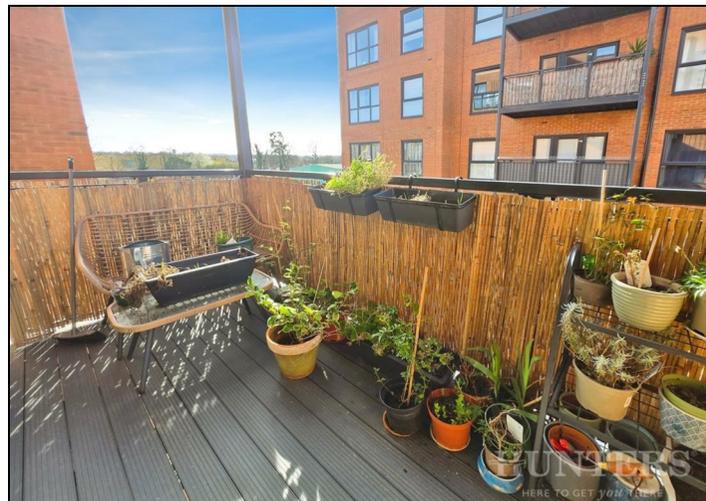
With lift access to the apartment, this property is suitable for all ages and lifestyles. Furthermore, there is no onward chain, allowing for a smooth and efficient purchase process.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | www.hunters.com

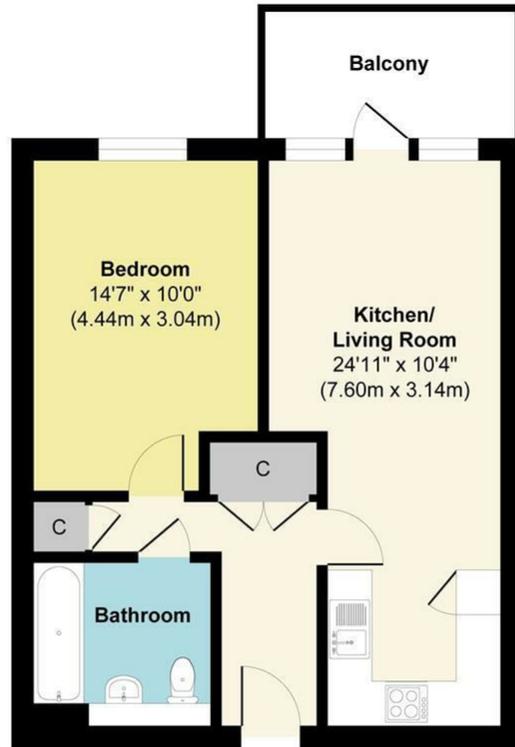


## KEY FEATURES

- BEAUTIFUL SECOND FLOOR APARTMENT
- SOUTHWEST FACING PRIVATE BALCONY
  - RESIDENTS' SUN TERRACE
  - GAS CENTRAL HEATING VIA COMMUNAL SYSTEM
  - FANTASTIC CUPBOARD SPACE
- LIFT ACCESS & SECURE ENTRY SYSTEM
- CLOSE TO MAINLINE STATION
  - NO ONWARD CHAIN



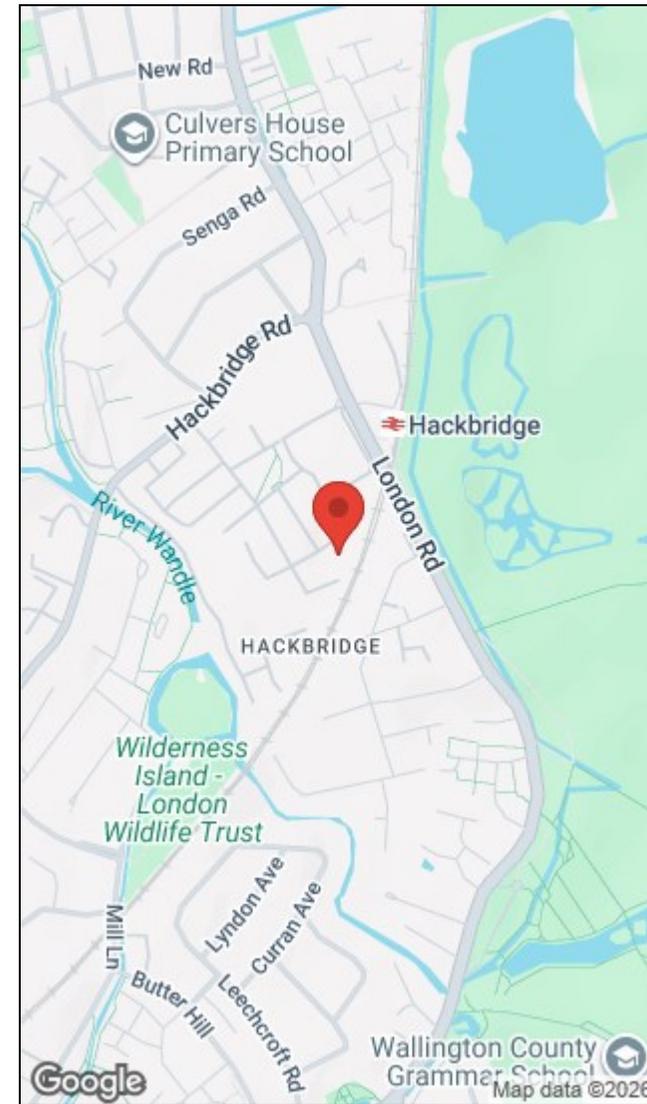




Floor Plan  
Approximate Floor Area  
515 sq. ft  
(47.88 sq.m)

**Approx. Gross Internal Floor Area 515 sq. ft / 47.88 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>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>	<b>85</b>
			<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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