

A&M
ARBON MILLER
EST 1976



Canonhall Court

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12 Canonhall Court Netley Road
Newbury Park, Essex IG2 7NW
£2,100 Per calendar month

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Arbon & Miller are delighted to offer this IMMACULATELY PRESENTED two double bedroom DUPLEX APARTMENT situated within a stones throw of Newbury Park Central line station. This stunning property offers LARGE OPEN PLANNED LIVING ACCOMMODATION. with MODERN DECOR THROUGHOUT, 2 FEATURE BATHROOMS (one ensuite), plus separate CLOAKROOM, two BALCONIES, LOUNGE/FEATURE FITTED KITCHEN. The property has the benefit of SECURE ALLOCATED PARKING SPACE. INTEREST IS EXPECTED TO BE HIGH! CALL NOW TO VIEW.

COMMUNAL ENTRANCE HALL/ LIFT TO
ALL FLOORS

ALLOCATED SECURE PARKING

ENTRANCE HALL 17'5 x 6'2 (5.31m x
1.88m)

COUNCIL TAX BAND C

EPC RATING B

CLOAKROOM 7'1 x 5'6 (2.16m x
1.68m)

UTILITY CUPBOARD

OPEN PLAN LOUNGE/KITCHEN 16'4 x
15'7 (4.98m x 4.75m)

BALCONY 16'4 x 3'8 (4.98m x 1.12m)

LANDING/OFFICE AREA 16'4 x 10'2
(4.98m x 3.10m)

BEDROOM ONE 14'6 x 11'7 (4.42m x
3.53m)

EN-SUITE SHOWER ROOM 11'7 x 3'4
(3.53m x 1.02m)

BEDROOM TWO 15'7 x 14'3 (4.75m x
4.34m)

SUN TERRACE 6'3 x 5'5 (1.91m x
1.65m)

BATHROOM 7'9 x 5'6 (2.36m x 1.68m)



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

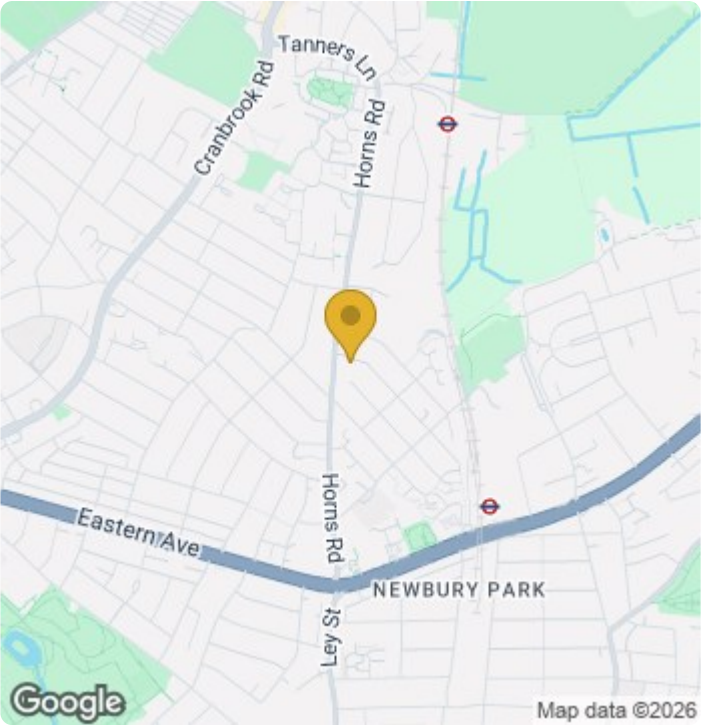


1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (90.1 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

