

**A&M**  
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EST 1976

Canonhall Court

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Netley Road  
Newbury Park, Essex IG2 7NW  
£1,900 Per month

DISABLED RESIDENT

## Netley Road, Newbury Park, Essex IG2 7NW

An exceptional two-bedroom split-level duplex apartment, set within a secure and well-maintained gated development in the highly desirable IG2 location. This impressive residence thoughtfully designed layout ideal for modern living. Perfectly positioned within close proximity to Newbury Park Station for swift access into Central London, as well as a selection of well-regarded local schools and a wide range of amenities, this is a superbly located home combining style, convenience, and long-term appeal. **CALL NOW TO VIEW**

### COMMUNAL HALL

Security entry phone system, stairs and lift to all floors.

### ENTRANCE HALL

Video entry phone system, radiator, stairs to first floor, wood seip flooring, door to cloakroom, further door to:

### OPEN PLAN LOUNGE/KITCHEN 24'11 x 13'9 to extremes (7.59m x 4.19m to extremes)

Lounge Area: Wood strip flooring, three light double glazed window with fanlights over, two further double glazed windows with fanlights over, double radiator. Kitchen Area: Range of wall and base units, concealed lighting, Quartz working surfaces, cupboards and drawers, breakfast bar, inset sink top unit with mixer tap, four burner gas hob with extractor fan over, electric under counter oven, integrated fridge/freezer, washing machine and dishwasher, glass splashbacks, wood strip flooring, three light double glazed window with fanlights over, double radiator.

### FIRST FLOOR LANDING

Double glazed skylight window, storage

cupboard, wood strip flooring, spotlights to ceiling, doors to:

### BEDROOM ONE 17'1 into wardrobes x 12'2 (5.21m into wardrobes x 3.71m)

Double glazed skylight window, fitted wardrobes with matching chest of drawers, double radiator.

### BEDROOM TWO 12'2 x 12'2 (3.71m x 3.71m)

Double glazed skylight window, fitted wardrobes, double radiator.

### BATHROOM 7'3 x 6'3 (2.21m x 1.91m)

Tiled enclosed bath with mixer tap, shower attachment and glazed shower screen, wash hand basin with mixer tap, close coupled wc, skylight window, tiled walls, tiled floor, extractor fan.

### ALLOCATED PARKING SPACE

In secure gated parking area. Bike storage area.

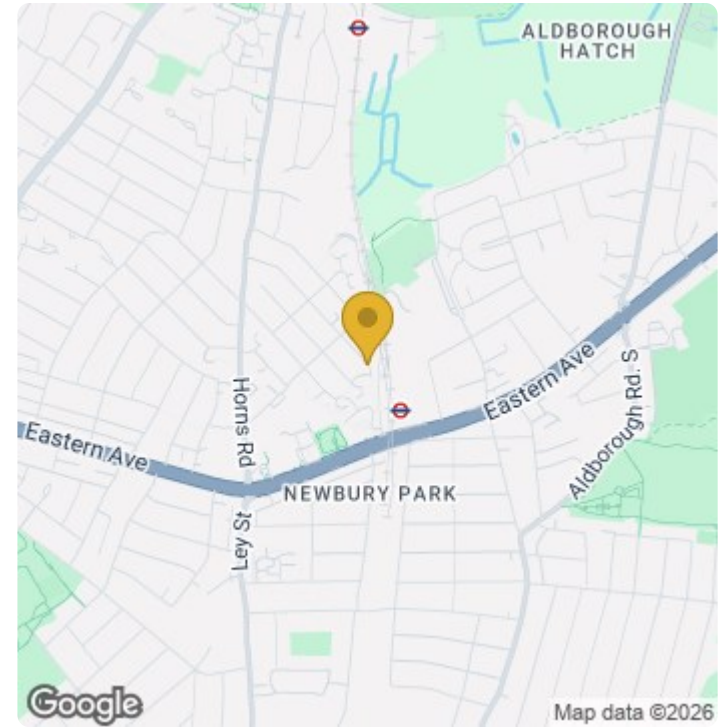
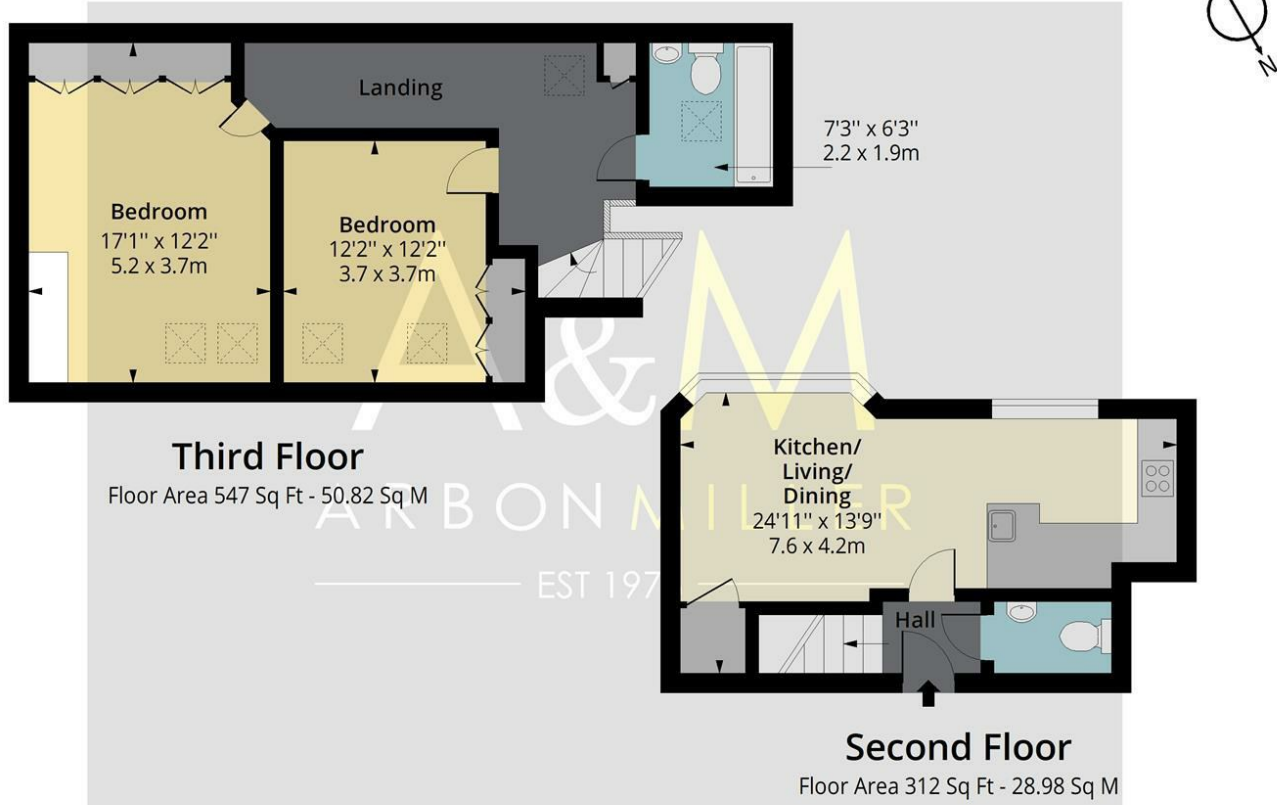
### COUNCIL TAX

London Borough of Redbridge - C



# Cannonhall Court IG2

Approx. Gross Internal Area 859 Sq Ft - 79.80 Sq M



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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: 23/3/2026

**England & Wales** EU Directive 2002/91/EC

