



Canonhall Court

DISABLED RESIDENT

Netley Road, Newbury Park, Essex IG2 7NW

*** PRICE GUIDE £335,000 - £350,000 *** CHAIN FREE An exceptional two-bedroom split-level duplex apartment, set within a secure and well-maintained gated development in the highly desirable IG2 location. Offered to the market chain free, this impressive residence boasts a long lease and allocated parking, presenting an outstanding opportunity for discerning buyers and investors alike. Arranged over two floors, the property offers a refined sense of space and separation, with a 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.

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.

LEASE

114 years remaining

GROUND RENT

£300 per annum

SERVICE CHARGE

£2700.00 per annum.

COUNCIL TAX

London Borough of Redbridge - C

AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

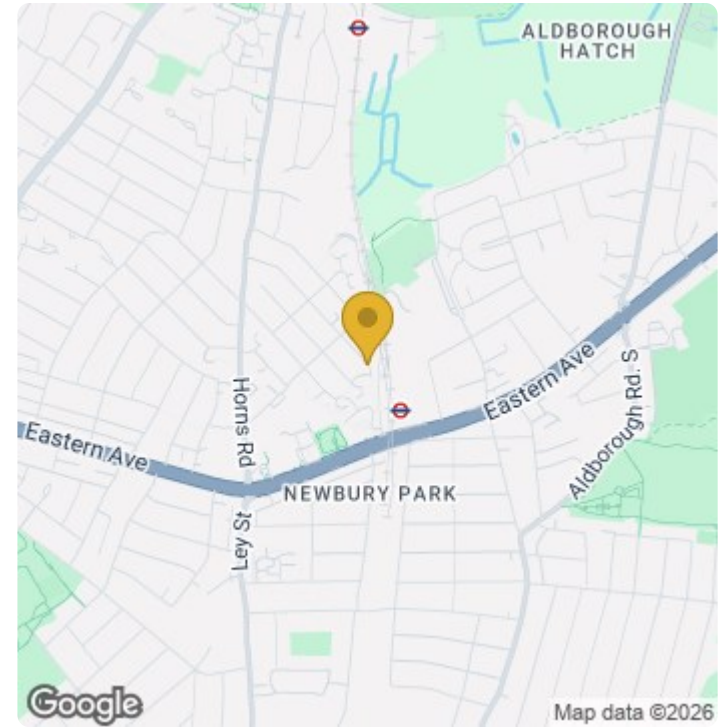
AGENTS NOTE

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.



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) A		
(81-91) B	81	81
(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



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

