



New Pond Street, CM17 9FG
Essex





Just
first
coffee

BON
appetit



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New Pond Street, CM17 9FG

** AVAILABLE 8TH AUGUST **

TWO BEDROOM SPLIT LEVEL APARTMENT on New Pond Street. Located on the award winning Newhall development, this stunning property is comprised of: two double bedrooms with en-suite to the master bedroom, family bathroom, downstairs WC and open plan lounge, diner & kitchen.

The property also benefits from allocated parking, as well as being a very short walk to local shops and amenities including Co-op & New Ground Cafe. The property falls within the catchment of Newhall Primary School as well as sought after secondary schools including Mark Hall, Burnt Mill & Leventhorpe Academies. The property is located approx. 1 mile from Harlow Mill station providing direct rail links to Seven Sisters & Liverpool Street.

Call today to book into our open day on Tuesday 9th June!

£1,525 PCM



- AVAILABLE 8TH AUGUST
- EPC Rating B
- Split level maisonette
- Allocated parking

- Highly desired location
- Council tax band D
- Integrated white goods
- Enquire today to book into our open day on Tuesday 9th June!





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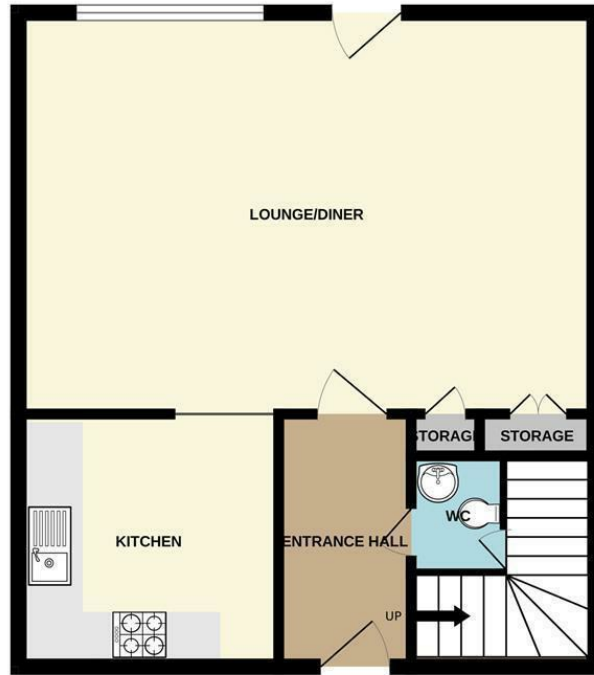


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	82

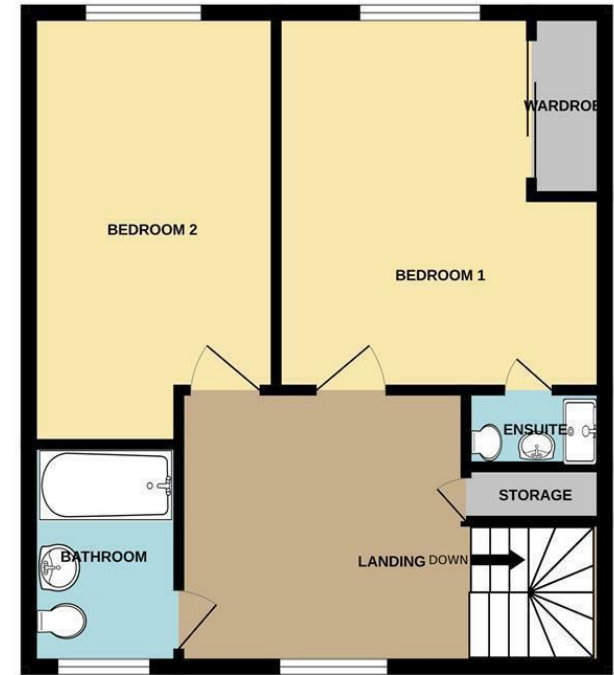
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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