

Memorial Heights,  
Monarch Way,  
Newbury Park IG2 7HS

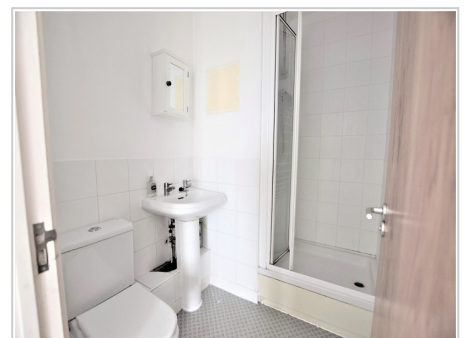
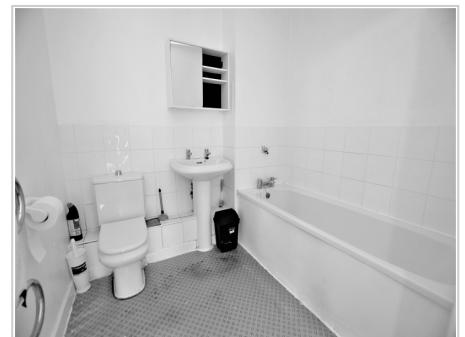
1,850 Monthly \*



- MODERN 2 BEDROOM APARTMENT
- 3 Minutes to Newbury Park Tube Station
- Modern Fitted Kitchen
- Appliances Included
- Two Double Bedrooms
- Family Bathroom WC
- En-Suite Shower Room WC
- Private Balcony
- Private Underground Parking Space

**Ref: PRA10190**

Viewing Instructions: Strictly By Appointment Only



## General Description

MODERN 2 BED 2 BATH APARTMENT: Located with just a short walk to Newbury Park central line station is this modern apartment with lift access to all floors and private underground parking space . Clean Throughout CALL NOW

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## Accommodation

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### Entrance

Communal entrance via a security door and lift access to all floors

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### Hallway

large hallway with carpet to floor, electric radiator, storage cupboard

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### Living Room (16' 6" x 11' 2") or (5.02m x 3.40m)

Double glazed window, carpet to floor, double glazed door giving direct access to the balcony

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### Balcony

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### Kitchen (9' 6" x 6' 5") or (2.90m x 1.96m)

A range of modern wall and base units with work surfaces, sink with mixer taps, built oven and ceramic hob with extractor hood, microwave, washing machine and fridge freezer included

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### Bedroom 1 (12' 1" x 10' 0") or (3.68m x 3.05m)

Double glazed window, carpet to floor, built-in wardrobe, electric radiator

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### En-suite shower room

Three piece suite comprising walk in shower cubicle with power shower, wash hand basin, low level wc

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### Bedroom 2 (11' 10" x 7' 5") or (3.60m x 2.27m)

Double glazed window, carpet to floor, electric radiator

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### Family Bathroom Wc

Three piece suite comprising panelled bath with mixer taps, wash hand basin, low level wc

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### Off Street Parking

Parking space for one car

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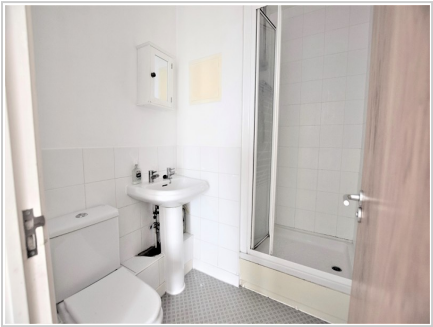
## Services

EPC Rating:71

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# Council Tax

Band Not Specified



*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*