
HUNTERS®
HERE TO GET you THERE
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Thimble Crescent, Hackbridge

£284,000

NO ONWARD CHAIN and 990 YEAR LEASE! Hunters are delighted to offer this stunning, nearly new apartment built in 2022. This beautiful second-floor property boasts a bright south-westerly aspect, ensuring an abundance of natural light throughout the day.

One of the highlights of this apartment is the private balcony, where you can enjoy your morning coffee or unwind in the evening. Additionally, residents have access to a shared first-floor sun terrace, ideal for socialising or enjoying the fresh air.

New Mill Quarter is a hugely popular development, conveniently located near Hackbridge mainline station, making commuting a breeze. You will also find a supermarket, pharmacy, fitness centre and much more within easy reach, catering to all your daily needs. Residents are allocated a certain number of free parking hours per month to park in the development, and additional hours can be purchased. There is a possibility of renting an allocated bay from another owner but this is in no way guaranteed.

With lift access to the apartment, this property is suitable for all ages and lifestyles. Furthermore, there is no onward chain, allowing for a smooth and efficient purchase process.

Anti-Money Laundering Checks
In accordance with UK Money Laundering Regulations, we are required to carry out Anti-Money Laundering (AML) and identity checks on all buyers involved in a property transaction. These checks are a legal requirement and are completed through our appointed third-party compliance provider. Once an offer has been accepted, the provider will contact you directly to complete the necessary checks. A fee of £54 including VAT per person is payable for the checks. This fee covers the cost of carrying out the required identity verification and AML checks. Please note that the AML checks must be completed before we can issue a Memorandum of Sale. The fee is payable in advance and is non-refundable once the checks have been completed, including if the purchase does not proceed.

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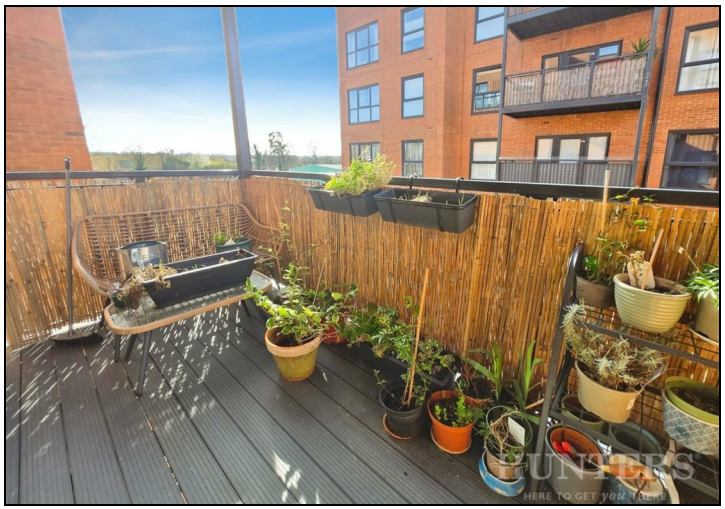


KEY FEATURES

- BEAUTIFUL SECOND FLOOR APARTMENT
- EXCLUSIVE TO HUNTERS
- SOUTHWEST FACING PRIVATE BALCONY
- RESIDENTS' SUN TERRACE
- GAS CENTRAL HEATING VIA COMMUNAL SYSTEM
- FANTASTIC CUPBOARD SPACE
- LIFT ACCESS & SECURE ENTRY SYSTEM
- CLOSE TO MAINLINE STATION
- NO ONWARD CHAIN





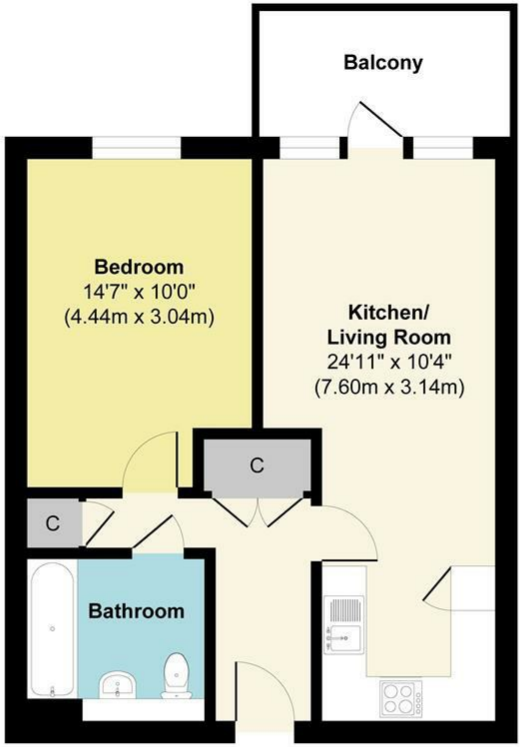



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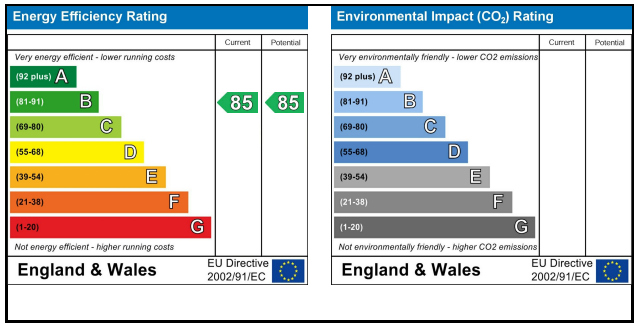
Floor Plan
Approximate Floor Area
515 sq. ft
(47.88 sq.m)

Approx. Gross Internal Floor Area 515 sq. ft / 47.88 sq. m

This Plan is for Guidance only.Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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