

Summary

A beautifully presented first floor apartment located on a wonderfully kept development, with the reassurance of 172 year lease. Offering two bedrooms, two bathrooms including ensuite to master, open plan living, allocated parking & countryside walks right on your doorstep.

Description

Approximate Room Sizes

COMMUNAL ENTRANCE Secure communal entrance with intercom system.

ENTRANCE HALL Double glazed window, two storage cupboards, radiator, door to:

BATHROOM 5' 10" x 5' 10" (1.8m x 1.8m)
Double glazed window. Suite comprising panel bath, WC, wash basin, radiator.

BEDROOM ONE 9' 10" x 7' 10" (to wardrobes)
(3.0m x 2.4m) Double glazed window, radiator.
A beautiful room with a range of fully fitted wardrobes with integrated TV point. Door to:

ENSUITE A lovely ensuite comprising shower cubicle, WC, wash basin, radiator.

BEDROOM TWO 9' 10" x 6' 10" (3.0m x 2.1m)
Double glazed window, radiator, built in wardrobe.

OPEN PLAN KITCHEN/DINING/LIVING 20' 0" x 15' 1" (max)(6.1m x 4.6m) A beautiful open plan space with several windows creating a light & bright space. The kitchen offers an excellent range of units with worktops over, inset sink & drainer. Integrated oven & hob with extractor hood above, integrated fridge/freezer, washing machine & dishwasher. Space for dining table & chairs. Wall mounted gas combi boiler. Opening up to the bright living space.

OUTSIDE The property is on a lovely development on the North East of Haverhill, with countryside walks right on your doorstep. The communal gardens are wonderfully kept with manicured lawns. A private car park offers allocated parking & additional visitor parking.

LEASE INFORMATION The owner has recently extended the lease of the property at a cost of approximately £14,000. The lease is now 189 years commencing 25/12/2006. The ground rent is a peppercorn rent. The 2022/23 service charges were £1210.20 per annum.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Leasehold

Services – all mains services

Post Code – CB9 0PQ

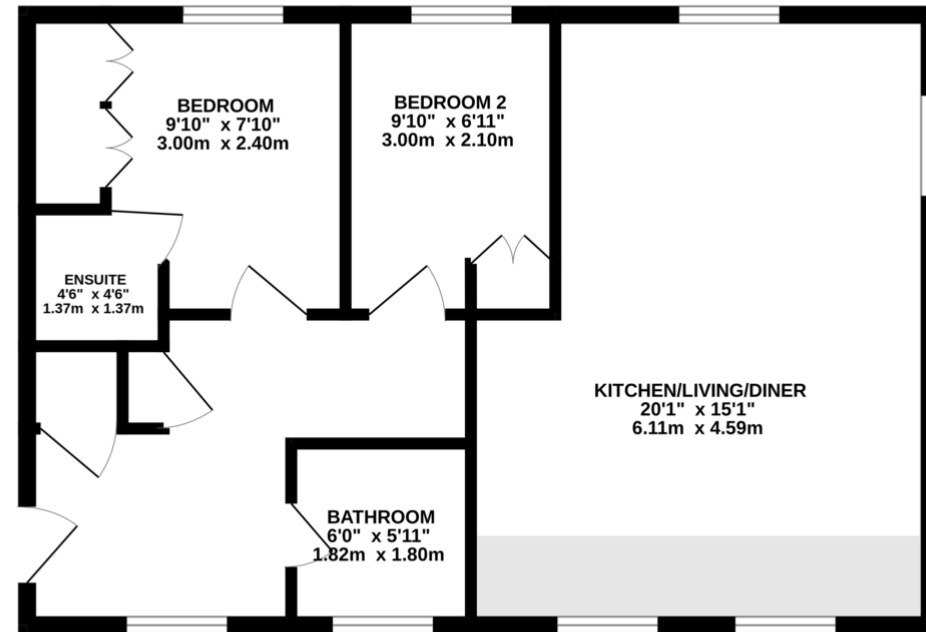
Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919



GROUND FLOOR
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Your home may be repossessed if you do not keep up repayments on your mortgage.

GKM
Financial Services

Contact Details
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	82
(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	
www.epc4u.com			

Green Road | Haverhill | CB9 0PQ

£199,995

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- TWO BEDROOM APARTMENT
- BEAUTIFULLY PRESENTED
- 172 YEARS REMAINING ON LEASE WITH PEPPERCORN GROUND RENT
- SERVICE CHARGES FOR 2022/23 - £1210.20
- ALLOCATED PARKING
- COUNTRYSIDE WALKS ON YOUR DOORSTEP
- WONDERFULLY WELL KEPT DEVELOPMENT