

## Summary

A well presented ground floor apartment in a convenient location within walking distance of the town centre. The property benefits from allocated parking, modern kitchen, bathroom. This would make an ideal investment or first time buy & must be viewed.

## Description

### Approximate Room Sizes

ENTRANCE HALL Replacement fuse board, storage cupboard, laminate wood flooring.

BEDROOM 10' 9" (to wardrobe) x 9' 4" (3.3m x 2.85m) Double glazed window, range of fitted wardrobes, electric radiator.

BATHROOM 6' 3" x 5' 4" (1.93m x 1.63m) Double glazed window. Suite comprising panel bath, WC, wash basin.

LOUNGE 14' 1" x 11' 7" (4.3m x 3.55m) Two double glazed windows, laminate wood flooring, open plan to:

KITCHEN Double glazed window. A modern high gloss kitchen with a range of base & eye level units with worktops over, inset sink & drainer. Space & plumbing for appliances.

OUTSIDE The property benefits from communal outside areas & an allocated parking space.

LEASE INFORMATION Lease remaining - 71 years  
Service charge & ground rent combined currently approx £120 per month.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – A

Tenure – Leasehold

Services – Mains Drainage & Water, electric heating.

Post Code – CB9 8DF

Viewings by appointment

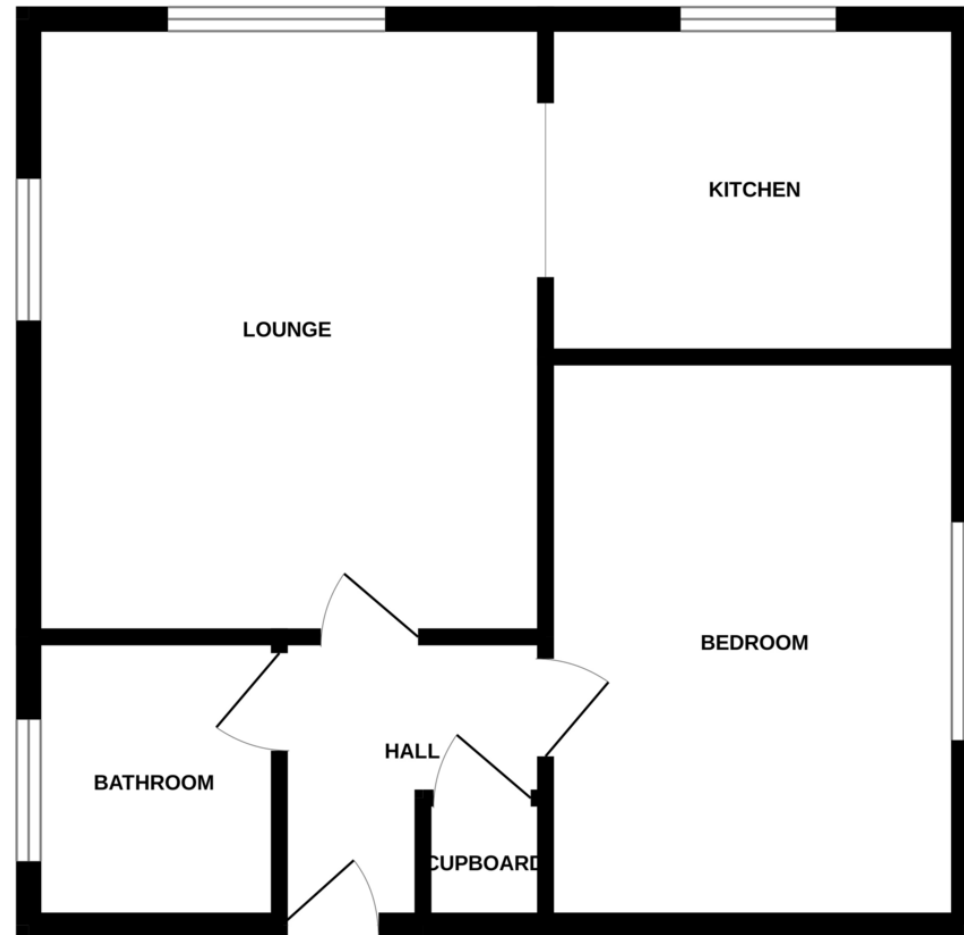
Bychoice Estate Agents

Tel: 01440 768919





GROUND 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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If you would like to speak to one of our mortgage advisors call now – 01440 768919

Your home may be repossessed if you do not keep up repayments on your mortgage.

EPC to follow.



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

Clements Close | Haverhill | CB9 8DF

A well presented ground floor apartment in a convenient location within walking distance of the town centre. The property benefits from allocated parking, modern kitchen, bathroom. This would make an ideal investment or first time buy & must be viewed.

£135,000

- ONE BEDROOM APARTMENT
- GROUND FLOOR
- MODERN KITCHEN
- FUSE BOARD REPLACED 2022
- 71 YEARS REMAINING ON LEASE
- ALLOCATED PARKING
- WALKING DISTANCE TO TOWN CENTRE