

Summary

A charming ground floor apartment, forming part of an historic Grade II listed conversion, situated in the heart of Clare & very close proximity to Clare Country Park. Boasting a wealth of character features, mixed with beautiful modern kitchen & shower room, with the benefit of a long lease, communal courtyard gardens & storage in the cellar.

Description

Approximate Room Sizes

ENTRANCE AREA Front the communal gardens, you enter into a grand entrance hall with private front door to:

ENTRANCE HALL 11' 7" x 3' 9" (3.55m x 1.16m) cupboard housing new 1000l hot water cylinder installed 2023. Doors to lounge, bedroom & shower room.

LOUNGE 12' 9" x 10' 4" (3.9m x 3.17m) Beautiful sash window with secondary glazing & fitted bi fold shutters (installed 2023), feature fireplace, wood flooring, a wealth of beams, steps leading to:

KITCHEN 12' 0" x 7' 1" (3.67m x 2.17m) Sash

window with secondary glazing & fitted bi fold shutters (installed 2023). The kitchen is beautifully fitted with an ample range of base & eye level units with worktops over. Inset stainless steel sink & drainer. Fully integrated including oven, hob & extractor, fridge/freezer, washer/dryer & dishwasher (both installed 2023).

BEDROOM 9' 6" (max) x 8' 9" (2.9m x 2.67m) Exposed beams, electric radiator. Fitted with a silent air purification system.

SHOWER ROOM 8' 8" x 5' 6" max (2.65m x 1.7m) A beautiful shower room comprising shower cubicle, WC, wash basin, heated towel rail.

OUTSIDE The property benefits from access to a

beautiful communal courtyard garden, whilst being within touching distance of all the towns amenities. The property does not have allocated parking however blue badge holders can park immediately at the front of the property without time restrictions.

LEASE INFO The lease is 199 years from March 2020. There is zero ground rent to pay. Service charges are approx. £1300 per annum.

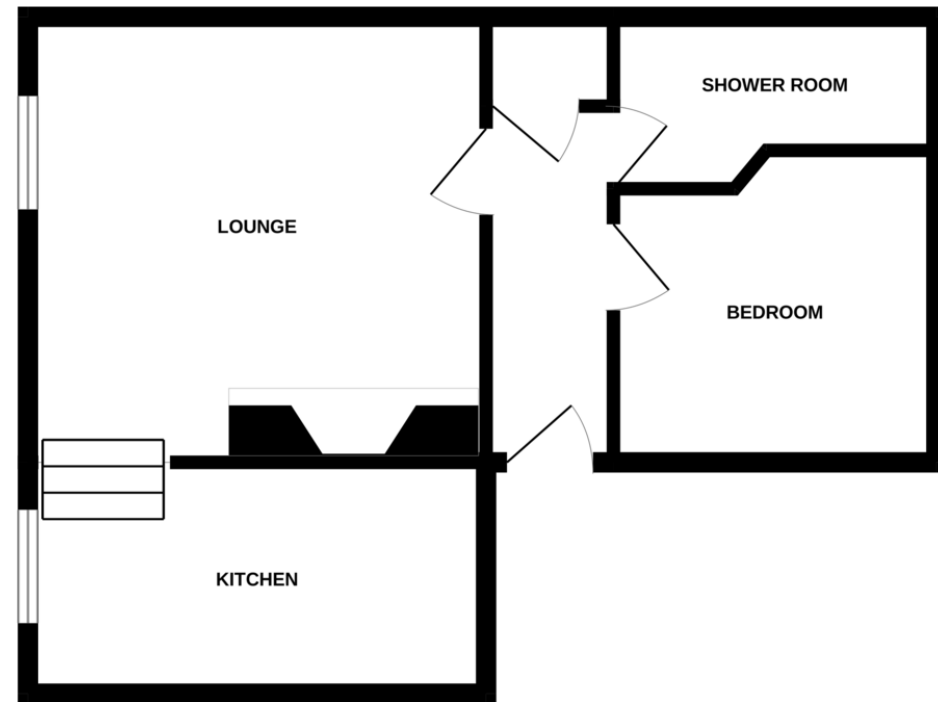
Additional Information

Local Authority – West Suffolk Council
Council Tax Band – A
Tenure – Leasehold
Services – Mains electric & water
Post Code – CO10 8NY

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. Made with Metroplan ©2023



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(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			

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

Half Moon House | 2 High Street | CO10 8NY

£169,995

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- STUNNING GROUND FLOOR FLAT
- SITUATED IN THE HEART OF CLARE
- PART OF GRADE II LISTED CONVERSION
- BEAUTIFUL SASH WINDOWS WITH BI FOLD SHUTTERS
- FULLY INTEGRATED KITCHEN & SHOWER ROOM
- 199 YEAR LEASE FROM JANUARY 2020
- EACH APARTMENT COMES WITH STORAGE IN THE CELLAR