



**10 North Courtyard, The Manor  
Herringswell**

**DAVID  
BURR**



# 10 North Courtyard, Herringswell Manor, Herringswell, Suffolk, IP28 6WG

The Manor is located just outside the hamlet of Herringswell near Newmarket. It is set within wooded Suffolk countryside just a 10 minute drive from the famous racing town and approximately 30 minutes from Cambridge. There are excellent road links to the A11 and onto the M11 with access also to Kennett Railway Station that in-turn provides swift access to Cambridge, Bury St Edmunds and London. Stansted airport can be reached in 40 minutes and for the London commuter, rail services are available from Newmarket and Cambridge.

A particularly well-presented and spacious three-bedroom top floor apartment boasting over 1,000 sq.ft of accommodation idyllically positioned within the grounds of The Manor in Herringswell. The property offers an entrance hall, kitchen/sitting/dining room, three double sized bedrooms and two bathrooms. Externally approached through communal electric gates that open to the long driveway leading to the property, as well as the extensive grounds that offer over 8 acres of park land, manicured gardens and forestry.

## A spacious top-floor, three-bedroom apartment with access to over 8 acres of park land in Herringswell.

**ENTRANCE HALL** With access through to:

**Outside**

**KITCHEN / SITTING / DINING ROOM** A stylishly fitted kitchen with fitted units and drawers with worktops over and an inset sink and drainer. Integrated appliances include an oven, hob, dishwasher, washing machine, fridge and freezer. Ample dining space, ample seating space and windows to front and rear aspect.

**MASTER BEDROOM** Window to rear aspect and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, WC, heated towel rail and window to rear aspect.

**BEDROOM 2** Window to front aspect.

**BEDROOM 3** Window to front aspect and fitted storage.

**BATHROOM** Extensively tiled with a bath, wash hand basin, WC, heated towel rail and window to rear aspect.

The property is approached through electric metal gates that open to the long driveway that leads to the allocated parking for the apartment, as well as the stunning grounds set within 'The Manor' that measure around 8 acres of park land, forestry and manicured gardens.

**AGENT NOTES** The property is held on a leasehold basis with approximately 160 years remaining. The service charge is approximately £2,600 per annum, and the ground rent is £250 per annum.

**SERVICES** Gas fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

**TENURE** Leasehold.

**LOCAL AUTHORITY** West Suffolk District Council.

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**COUNCIL TAX BAND E.**

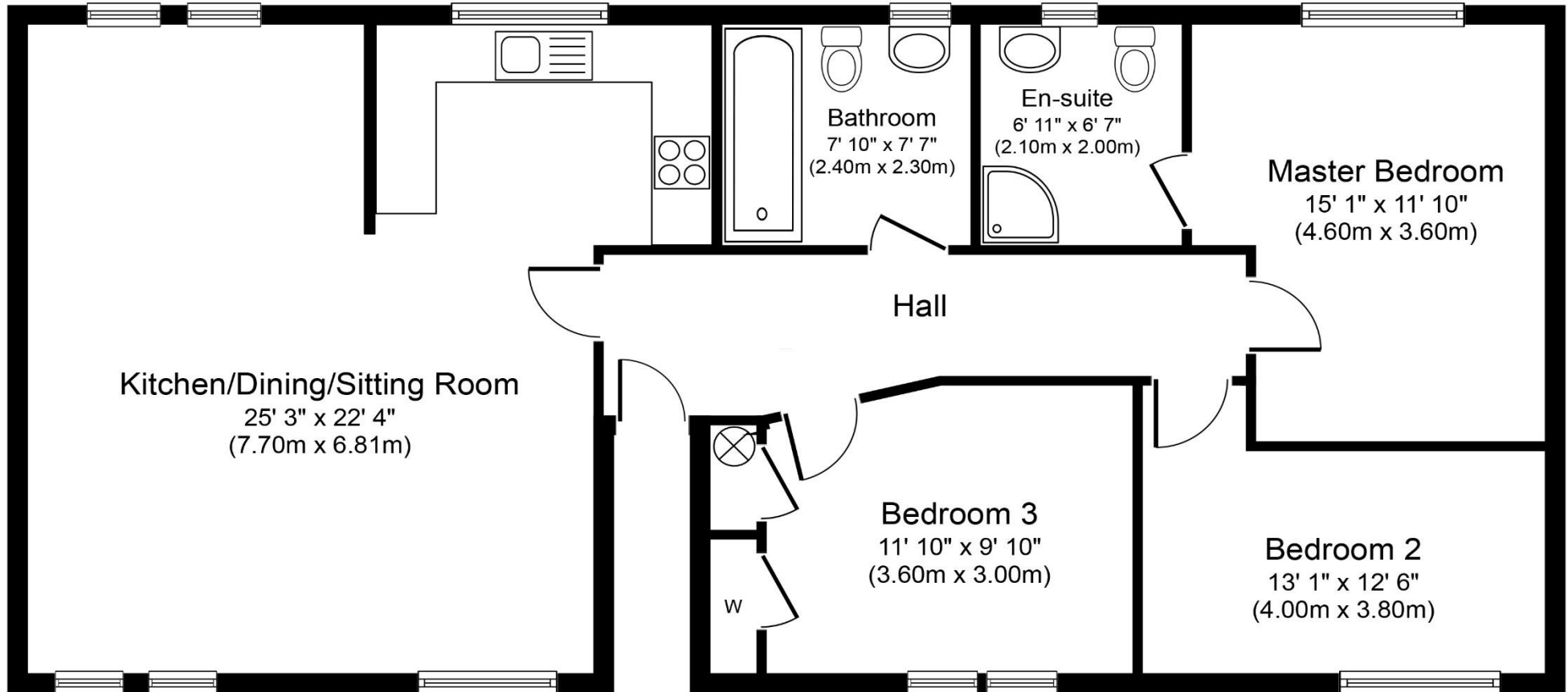
**EPC C.**

**WHAT3WORDS** autumn.lightly.benched

**VIEWING** by prior appointment only through David Burr estate agents.

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**Approximate Floor Area**  
1,065 sq. ft.  
(99.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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