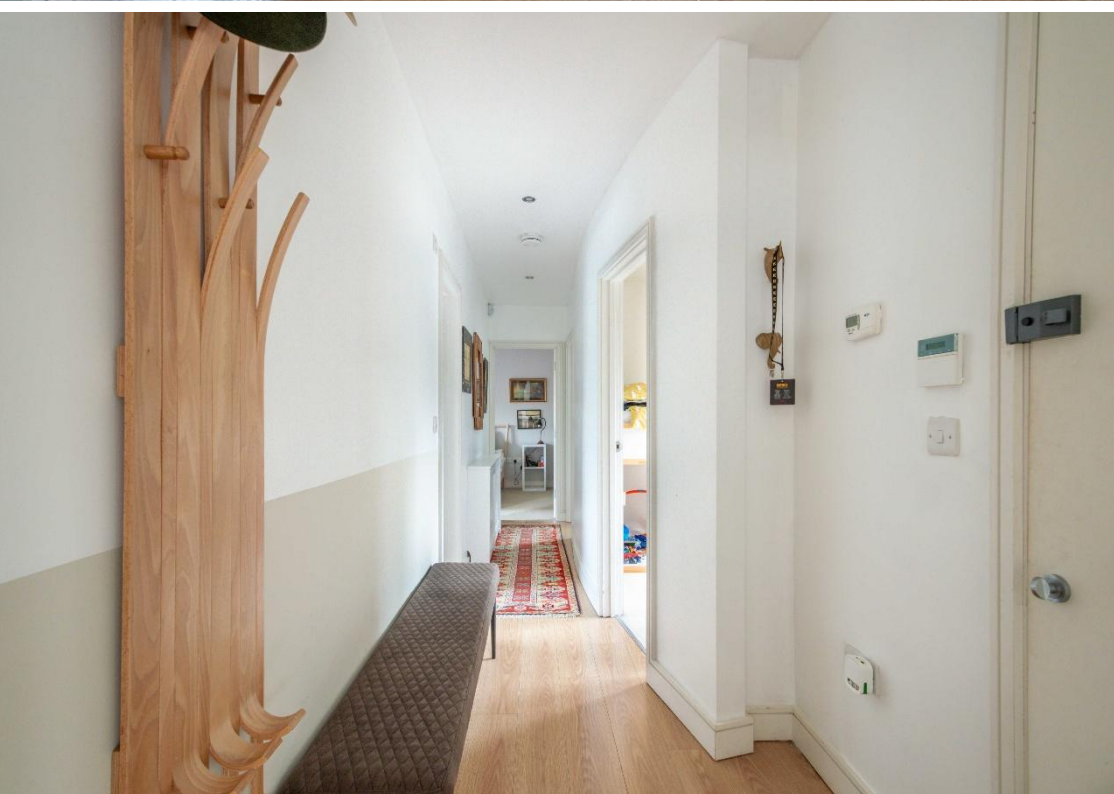




**10 North Courtyard, The Manor
Herringswell**

**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.

This beautifully presented and spacious three-bedroom top-floor apartment spans over 1,000 sq. ft of living space, ideally located within the grounds of The Manor in Herringswell. The property comprises an entrance hall, a kitchen/sitting/dining area, three generously sized double bedrooms, and two bathrooms. Accessed via communal electric gates, a long driveway leads to the apartment and the expansive grounds, which feature over 8 acres of parkland, meticulously maintained gardens, and wooded areas.

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.

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.

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.

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.

BEDROOM 2 Window to front aspect.

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

BEDROOM 3 Window to front aspect and fitted storage.

TENURE Leasehold.

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

LOCAL AUTHORITY West Suffolk District Council.

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

COUNCIL TAX BAND E.

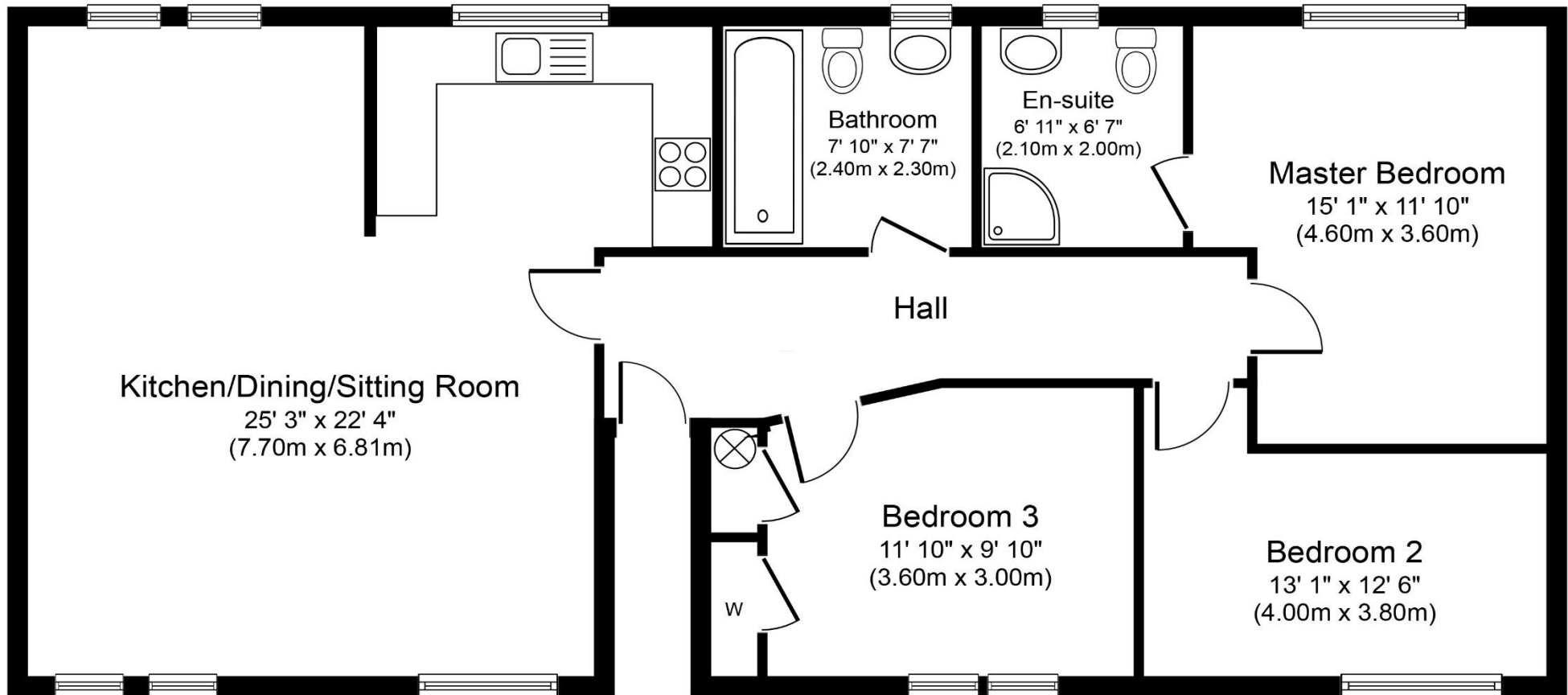
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VIEWING by prior appointment only through David Burr estate agents.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





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.

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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