

Clarke Philips

Estate Agents & Property Management



£1,500 PCM

APARTMENT 2 NORTH COURTYARD, THE MANOR HERRINGSWELL MANOR | BURY ST.
EDMUNDS | IP28 6WG

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Available Now! A modern spacious two bedroom apartment situated in the tranquil grounds of the highly regarded gated development of The Manor, Herringswell. The property includes open plan living with a large lounge, kitchen with fully integrated appliances. A master bedroom with en-suite and access onto the balcony, second double bedroom and bathroom. Allocated parking for 2 Cars. Viewing essential to appreciate the setting and style of the property.

Entrance Hallway

Lounge 24'11"0"Max'0" x 16'4"Max (24'11"Max x Max)

Kitchen 12'0" x 5'9" (3.66 x 1.75)

The Kitchen includes Integrated Oven/Hob/Extractor, Washer/Dryer, Fridge, Freezer and Dishwasher.

Master Bedroom 12'0" x 11'4" (3.66 x 3.45 (3.65 x 3.46))

Built in Wardrobes

Bedroom Two 10'1" x 8'2" (3.07 x 2.49 (3.08 x 2.48))

Includes Fully Fitted Mirrored Wardrobes

Bathroom

Bath with shower attachment, Heated Towel Rail, Pestidal Sink and W/C

Balcony

Ensuite

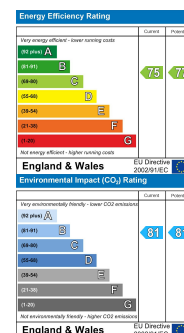
Shower Cubical, Wash hand Basin, Heated towel rail and W/C

Directions

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.