



**Waters Edge, Haverhill, CB9 9JZ**



## Waters Edge

Withersfield Road, Haverhill,  
CB9 9JZ



**Guide Price £155,000**

- Modern Development
- Allocated Parking
- Ideal FTB Or Investment Property
- Spacious Accommodation
- Walking Distance To Amenities
- Close To Bus Stops



An immaculately presented one bedroom first floor apartment situated in a popular development within walking distance to the town centre. The property has been improved by the current owner and benefits from allocated parking.



#### ENTRANCE HALL

Storage cupboard, door to front.

#### KITCHEN

9' 9" x 6' 2" (2.97m x 1.88m) Range of matching wall and base units, electric oven with electric hob and extractor hood over, space and plumbing for appliances, stainless steel sink with mixer taps, window to front, wood effect vinyl flooring, tiled splashbacks.

#### LOUNGE

13' 3" x 12' 2" (4.04m x 3.71m) Re laid carpet, window to front, electric storage heater, open plan to kitchen area and a really spacious room.

#### BEDROOM

12' 11" x 11' 10" (3.94m x 3.61m) Re laid carpet, window to rear, electric storage heater.

#### BATHROOM

6' 10" x 6' 6" (2.08m x 1.98m) Suite comprising low level WC, side panelled bath with shower over and glass shower screen, pedestal wash hand basin, window to rear, extractor fan.

**AGENTS NOTE** - For more information on this property, please refer to the Material Information brochure that can be found on our website.

#### LEASE & CHARGES

**LEASEHOLD** We have been made aware by the current owner that the lease is 125 years from 1st January 2007. We have been made aware by the current vendor that the service charge and ground rent combined is currently £1,100 pa. This includes- gardens, repairs to communal areas, rubbish. The service charge is reviewed annually.

#### SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

#### VIEWINGS


By appointment through the Agents.

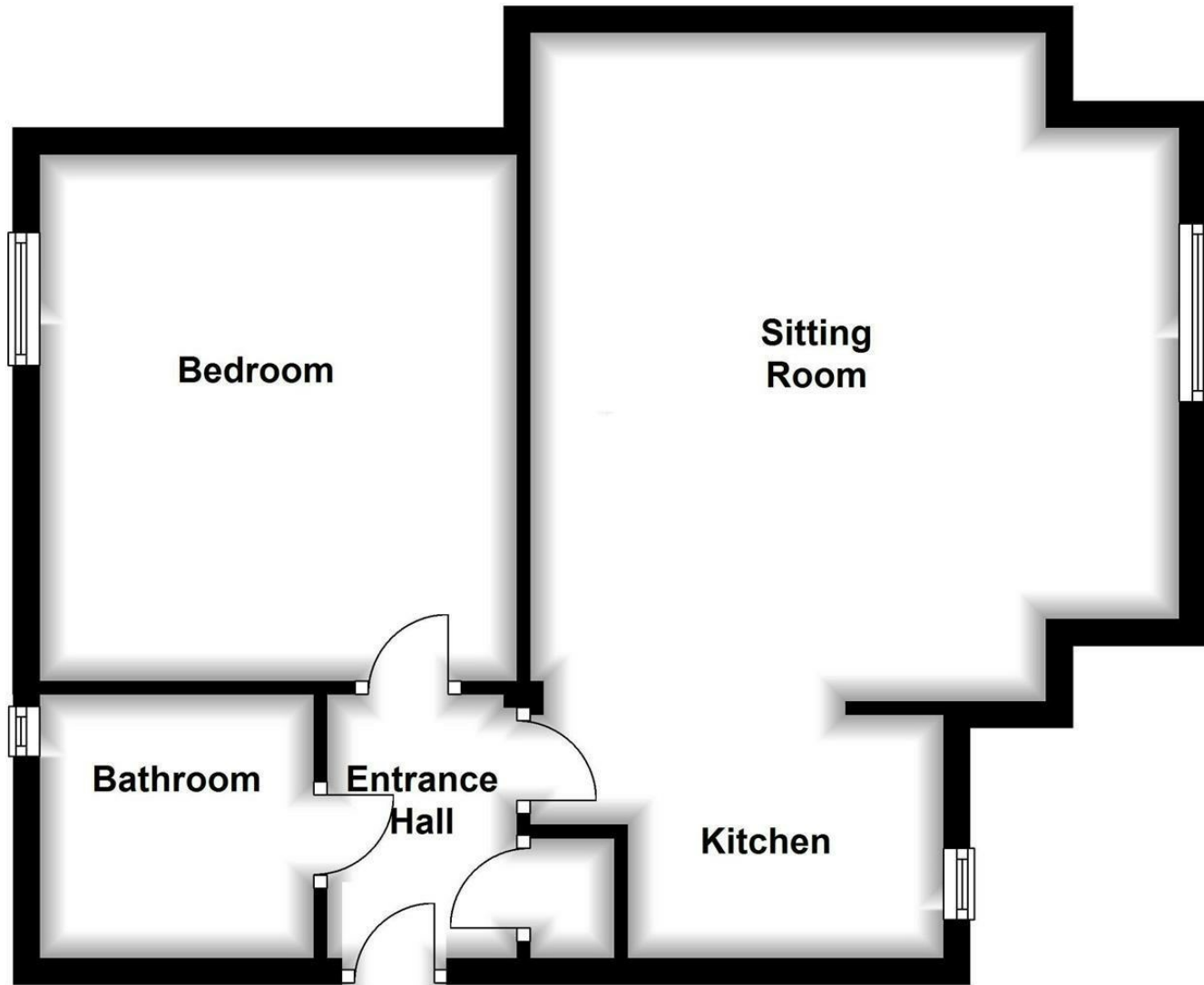
#### HAVERHILL

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street.

Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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Tenure - Leasehold

Council Tax Band - A A

Local Authority - West Suffolk West

Suffolk



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.