

# CHEFFINS



Coups Close, Haverhill, CB9 7UT

Guide Price £155,000



- Tenant In Situ
- Current Rent £795 PCM
- Communal Gardens
- Ground Floor
- Allocated Parking
- Double Bedroom

A ground floor apartment available to INVESTMENT PURCHASERS only with a current tenant in situ paying £795PCM. The property is well presented throughout with the benefits of communal gardens and allocated parking. The property would make an ideal investment opportunity

#### ENCLOSED PORCH

Door to:

#### SITTING ROOM

3.76m x 3.71m (12'4" x 12'2") Window to front, electric heater, door to:

#### HALLWAY

Double door to Airing cupboard, door to:

#### KITCHEN

4.00m x 1.64m (13'1" x 5'4") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven, four ring electric hob, window to rear.

#### BEDROOM

4.00m x 2.66m (13'1" x 8'9")max Window to rear, electric heater.

#### BATHROOM

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, extractor fan, obscure window.

#### LEASE & SERVICE CHARGES

We have been informed that the property has a shared of the freehold

No Ground Rent

Service Charge: £763.19

Redbrick Management & Latimer Greene Residents

#### OUTSIDE

There are communal gardens located to the rear of the property.

#### VIEWINGS

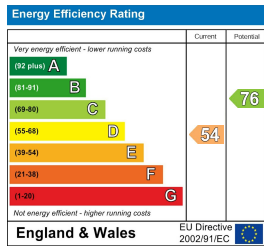
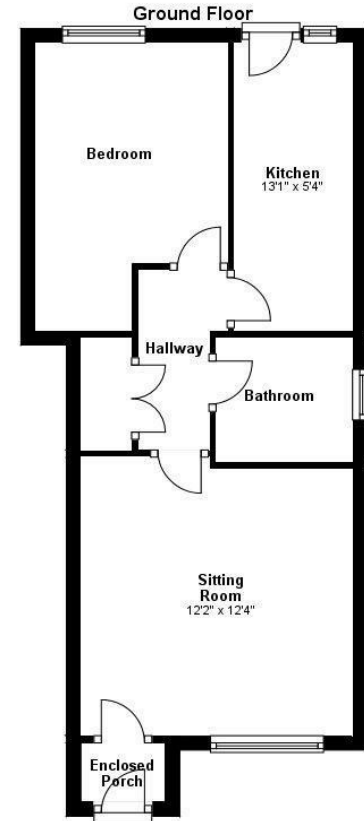
By appointment through the Agents.

#### 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.



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Tenure - Share of Freehold

Council Tax Band - B

Local Authority - West Suffolk Council

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk



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.