



Camps Road, Haverhill, CB9 8JY

**CHEFFINS**



## Camps Road

Haverhill,  
CB9 8JY

A two bedroom ground floor apartment located within easy walking distance of in the town centre. The property enjoys a spacious sitting / dining room with double aspect and secure gated parking. (EPC Rating C).

### LOCATION

Haverhill is a thriving and popular market town 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, gymnasias, 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.

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**Guide Price £150,000**





ENTRANCE HALL Door to Airing cupboard, door to:

BEDROOM 2 2.98m x 2.06m (9'9" x 6'9") Window.

BEDROOM 1 4.14m x 3.00m (13'7" x 9'10") Window.

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

LOUNGE/DINER 5.16m x 3.66m (16'11" x 12') Two windows, open plan to:

KITCHEN 2.69m x 2.14m (8'10" x 7') Fitted with a matching range of base and eye level units and cupboards, stainless steel sink, plumbing for washing machine, space for fridge/freezer, electric oven, four ring electric hob with extractor hood over.

ALLOCATED PARKING The property has the benefit of an allocated parking space, within a secure gated parking area to the rear of the building.

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

Tenure - Leasehold

LEASE DETAILS We have been made aware that the length of the lease is 125 years from 2004, 105 years remaining.

SERVICES & MAINTENANCE CHARGES The current service/maintenance charge for is £1,040.71 p.a. The includes the buildings insurance. The current ground rent is £100 p.a. we have been advised this is to increase £100 every 25 years as per the lease.

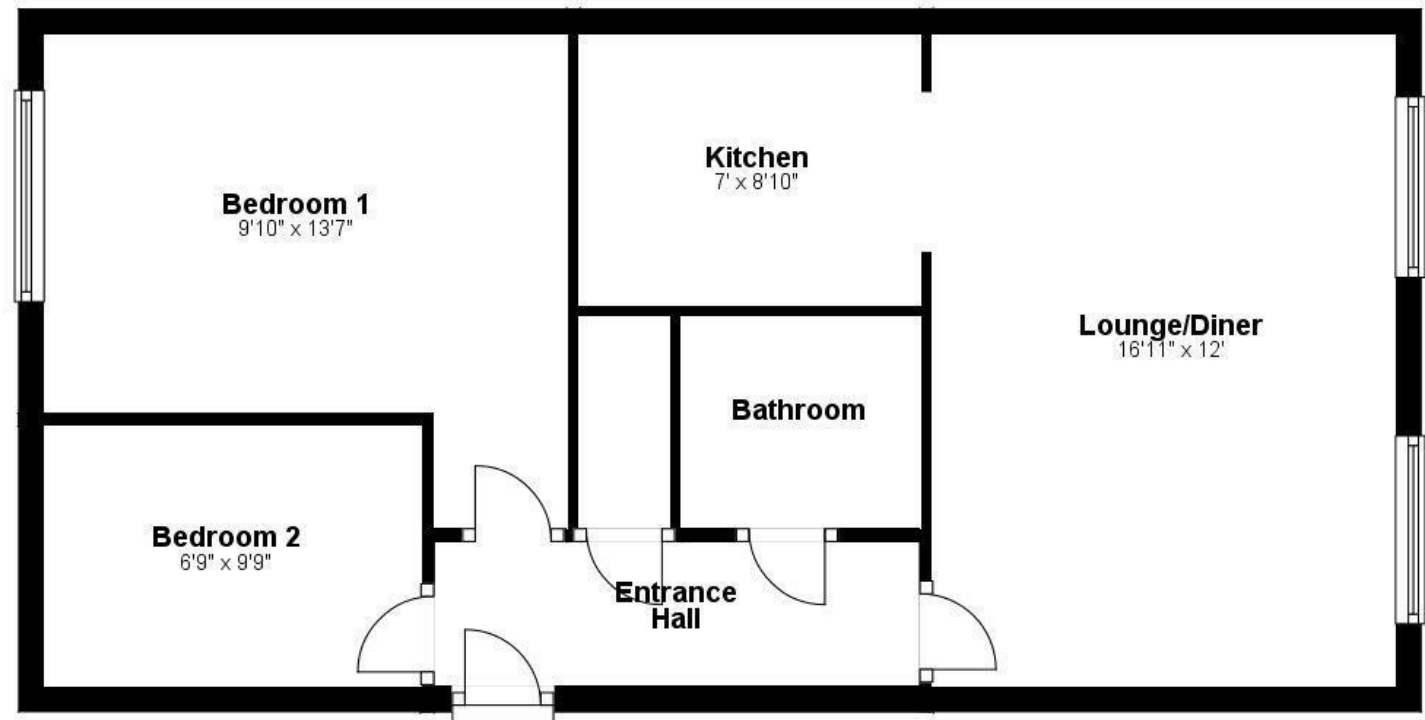
VIEWINGS By appointment through the Agents.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(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		
England & Wales		
	EU Directive	
	2002/91/EC	



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Tenure – Leasehold

Council Tax Band – B

Local Authority – West Suffolk

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | [cheffins.co.uk](http://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.



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