



Green Road, Haverhill, CB9 0PQ

CHEFFINS

Green Road

Haverhill,
CB9 0PQ

A spacious, well-presented and recently decorated two bedroom ground floor apartment, situated on the highly sought-after Barnaby Way development. The property benefits from an independent entrance, fitted kitchen with integrated appliances and allocated parking. Offered for sale with no onward chain. (EPC Rating C)

LOCATION

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.



Guide Price £150,000





Independant Front Door

Entrance Hall

Newly Fitted Carpets. Storage Cupboard

Sitting Room

Newly Fitted Carpet, windows, two radiators.

Kitchen

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, built-in fridge/freezer, dishwasher and washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, window, tiled flooring.

Bedroom

Two windows, two radiators, newly fitted carpet.

Bedroom

Window, radiator, newly fitted carpet, storage cupboard

Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, heated towel rail, extractor fan, shaver point, vinyl flooring.

Allocated Parking

To the rear of the property is a communal parking area with one allocated parking space provided for apartment no. 39.

Agents Notes & Lease Info

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

Lease Information

Start Date: 10/04/2008

End Date: 24/12/2105

Lease Term: From and including 25 December 2006 to and including 24 December 2105

Term Remaining: 80 years

Service Charge: £1,348.34 Per Annum

Ground Rent: £275 Per Annum

Viewings Strictly by appointment through the selling agents.

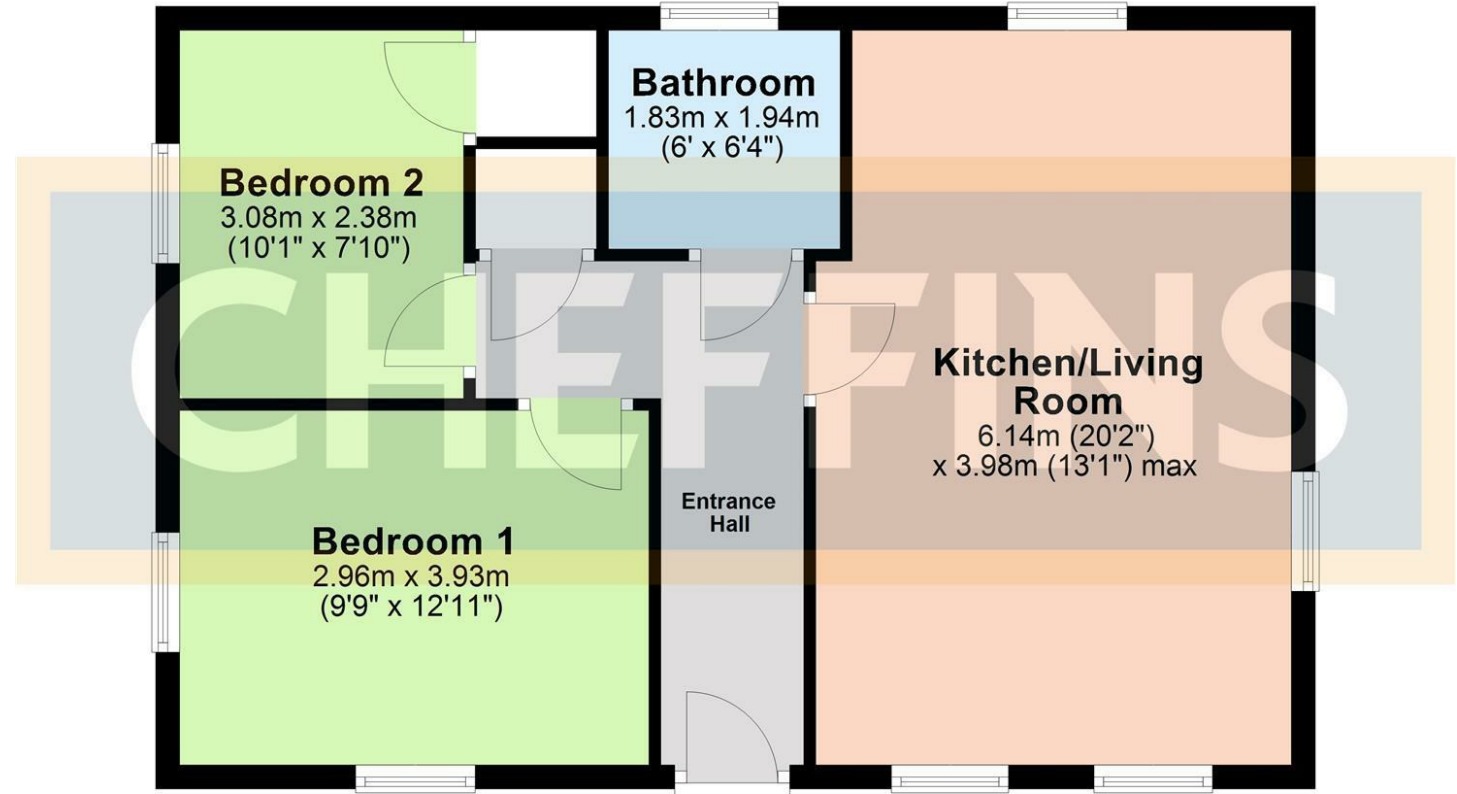
SPECIAL NOTES - 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.

Ground Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



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

Guide Price £150,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - West Suffolk

Total area: approx. 57.1 sq. metres (614.6 sq. feet)

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

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.

