



JAMIE WARNER  
— ESTATE AGENTS —



## 7 Clements Close, Haverhill, CB9 8DF

£137,200

- Spacious 1-bedroom ground floor
- Large double bedroom, fitted wardrobes
- Strong rental yield potential
- Bright sitting room, wooden flooring
- Contemporary bathroom, tiled finishes
- Ideal investment
- Modern kitchen with ample storage
- Allocated parking space included

## 7 Clements Close, Haverhill CB9 8DF

SPACIOUS 1-BEDROOM GROUND FLOOR APARTMENT IN HAVERHILL – RECENT LEASE EXTENSION TO 189 YEARS.

This well-presented ground floor apartment offers a fantastic investment opportunity for investment buyers seeking strong rental yields or for a first time buyer looking for their starter home. Featuring a bright sitting room with wooden flooring, a modern kitchen, a spacious double bedroom with fitted wardrobes, and a contemporary bathroom, the property is ready to appeal to tenants. With allocated parking and an estimated rental income of approximately £800 pcm, this apartment is ideal for investors.



Council Tax Band: A



## Haverhill

Haverhill, the fastest-growing market town in Suffolk, offers a thriving and convenient lifestyle. Its prime location allows easy access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive), and the M11 corridor. The town boasts a mainline rail station at Audley End (12 miles), with direct links to London Liverpool Street.

Despite its excellent transportation connections, Haverhill remains an affordable place to buy and rent a property. The ongoing investments, both private and public, contribute to its continuous growth in residential, commercial, and leisure facilities. The town features a vibrant High Street with a popular twice-weekly market, out of town shopping, as well as an array of public houses, cafes, restaurants, social clubs, and hotels. For sports enthusiasts, there is an esteemed 18-hole golf course, Haverhill Tennis Club, The New Croft's all-weather sports facility with two full-size 3G pitches, and Haverhill Rugby Club. These clubs offer teams and coaching for various age groups.

Haverhill also boasts a comprehensive nursery and schooling system, a well-utilized sports centre with all-weather pitches, various churches, and much more. The town centre continues to attract a growing number of national chains, and there is even a town centre multiplex cinema complex with associated eateries.

Discover the allure of Haverhill – a town that seamlessly blends convenience, affordability, and a wide range of amenities.

### Entrance Hall

Wooden flooring welcomes you into the property, complemented by a convenient built-in cupboard for added storage.

### Sitting Room 4.36m (14'4") x 3.63m (11'11")

A bright and spacious living area featuring windows to the side and rear, allowing natural light to pour in. The room offers an electric panel heater, charming wooden flooring, and an open-plan layout, creating a warm and inviting space. Doorway leading to:

### Kitchen 2.95m (9'8") x 2.34m (7'8")

A well-appointed kitchen fitted with a range of matching base and eye-level units and round-edged worktops. Includes a 1.5 bowl sink with mixer tap, plumbing for a washing machine and dishwasher, and ample space for a fridge/freezer and cooker. A window to the rear brings in natural light, and practical tiled flooring completes the space.

### Bedroom 1 4.04m (13'3") x 2.95m (9'8")

A spacious bedroom with a side-facing window, offering plenty of natural light. It includes fitted triple wardrobes with sliding doors, providing ample storage space, and is equipped with an electric panel heater for added comfort.

### Bathroom

Fitted with a modern three-piece suite comprising a panelled bath, a pedestal wash hand basin, and a low-level WC, all complemented by tiled splashbacks. The bathroom benefits from two windows to the side, ensuring it feels bright and airy.

### Lease details

We understand from the vendor:

Approximate length of lease remaining: 80 years

Service charge per annum: £160

### Viewings

By appointment with the agents.

### Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.

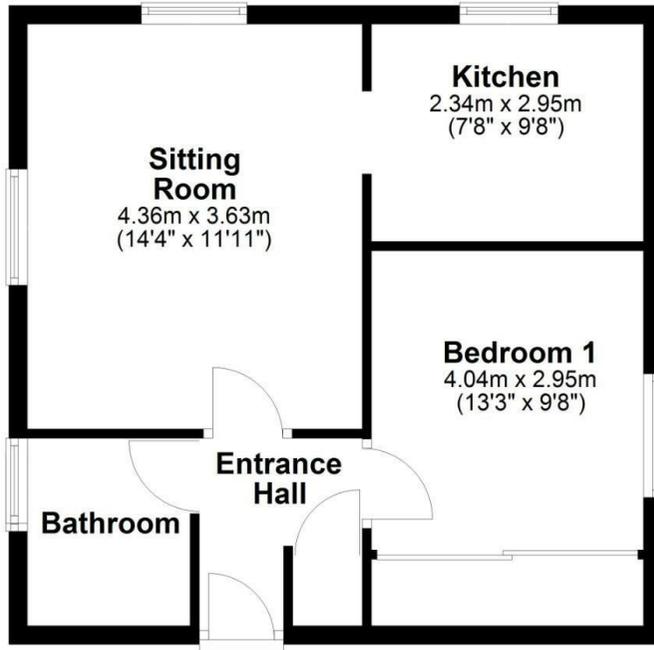
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



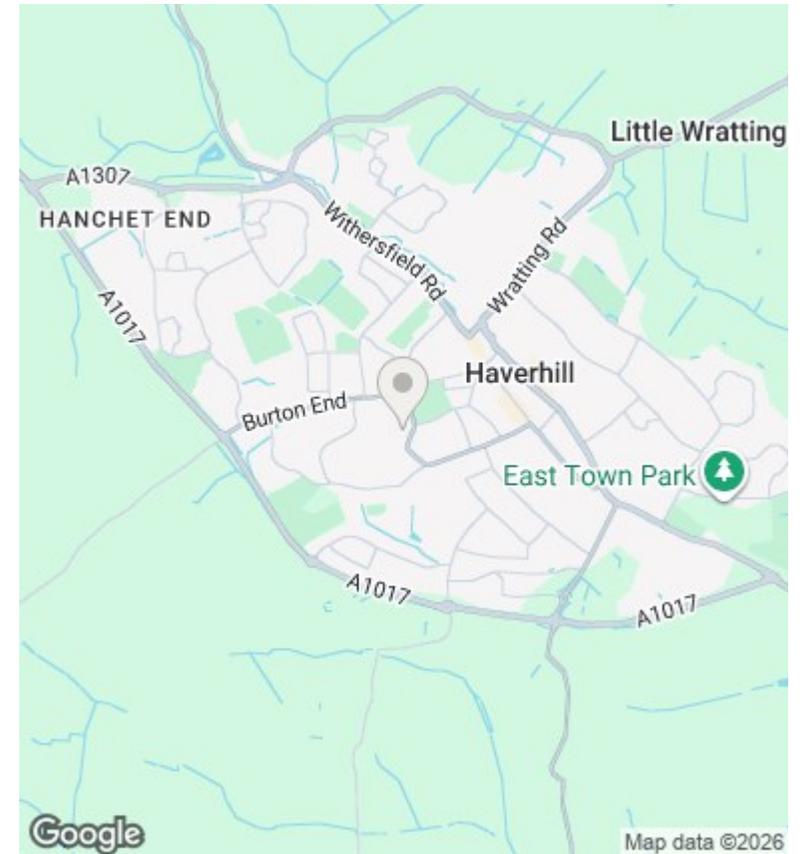


## Ground Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



Total area: approx. 43.3 sq. metres (466.3 sq. feet)



## Directions

## Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>74</b>
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	