



Station Road, Haverhill, CB9 0EU

CHEFFINS

Station Road

Haverhill,
CB9 0EU

- New Build Property
- Ground Floor Flat
- 10 Year Proter Warranty
- Modern Fitted Kitchen
- Shower Room

An immaculate new build, one bedroom ground floor flat, situated in the centre of Haverhill. Benefiting from an open plan living room modern kitchen and shower room. Walking distance to the town centre and local amenities. OFFERED FOR SALE WITH NO ONWARD CHAIN. (EPC Rating C)

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Guide Price £175,000





LOCATION

LOUNGE AREA

13'0 x 15'8

Window to side, door to bedroom, open plan to:

KITCHEN

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, fitted eye level oven, four ring electric ceramic hob with extractor hood over.

BEDROOM

11'5 x 10'9

Window to side, door to:

SHOWER ROOM

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, door to cupboard with hot water cylinder.

AGENTS NOTE

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

The vendors have made us aware the ground rent and annual service charge are to be clarified in due course.

The property management company is yet to be confirmed.

A permit for the car park can be obtained for around £45 per year.

The EPC rating and council tax band are yet to be confirmed.

The property is electric central heating, with air conditioning units which are also used as heaters.

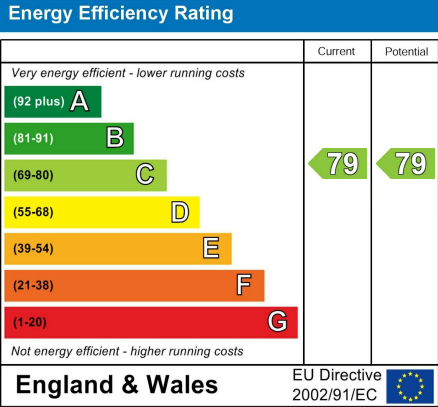
Special Notes:

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.



Guide Price £175,000
Tenure – Share of Freehold
Council Tax Band – New Build
Local Authority –

Ground Floor

Approx. 37.1 sq. metres (398.8 sq. feet)



Total area: approx. 37.1 sq. metres (398.8 sq. feet)

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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.

