



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

45 Coral House Withersfield Road, Haverhill, CB9 9JZ

A well presented and recently redecorated two bedroom apartment in the popular Waters Edge development. The property benefits from kitchen, living room, bathroom and allocated parking space. Available 28th March 2025.

£925 PCM

- Two Bedrooms
- Secured Entry
- Close to Town Centre
- EPC Rating B
- Council Tax Band B
- Minimum 6 Month Tenancy



For more information on this property please refer to the Material Information brochure on our Website

ACCOMMODATION with approximate room sizes

Entrance Hall

Storage cupboard, doors to:

Living Room

14'6" x 9'11" (4.44m x 3.04m)

Two windows, open to:

Kitchen

10'4" x 5'0" (3.16m x 1.54m)

Window, fitted wall and base units with worktop over, sink with mixer tap and drainer, electric cooker, space for appliances

Bedroom 1

16'11" x 10'7" (5.16m x 3.24m)

Two windows

Bedroom 2

10'11" x 8'11" (3.33m x 2.72m)

Window

Bathroom

Fitted with panelled bath with shower over, wc, wash hand basin

Allocated Parking

One allocated permit parking space in communal car park

Holding Deposit

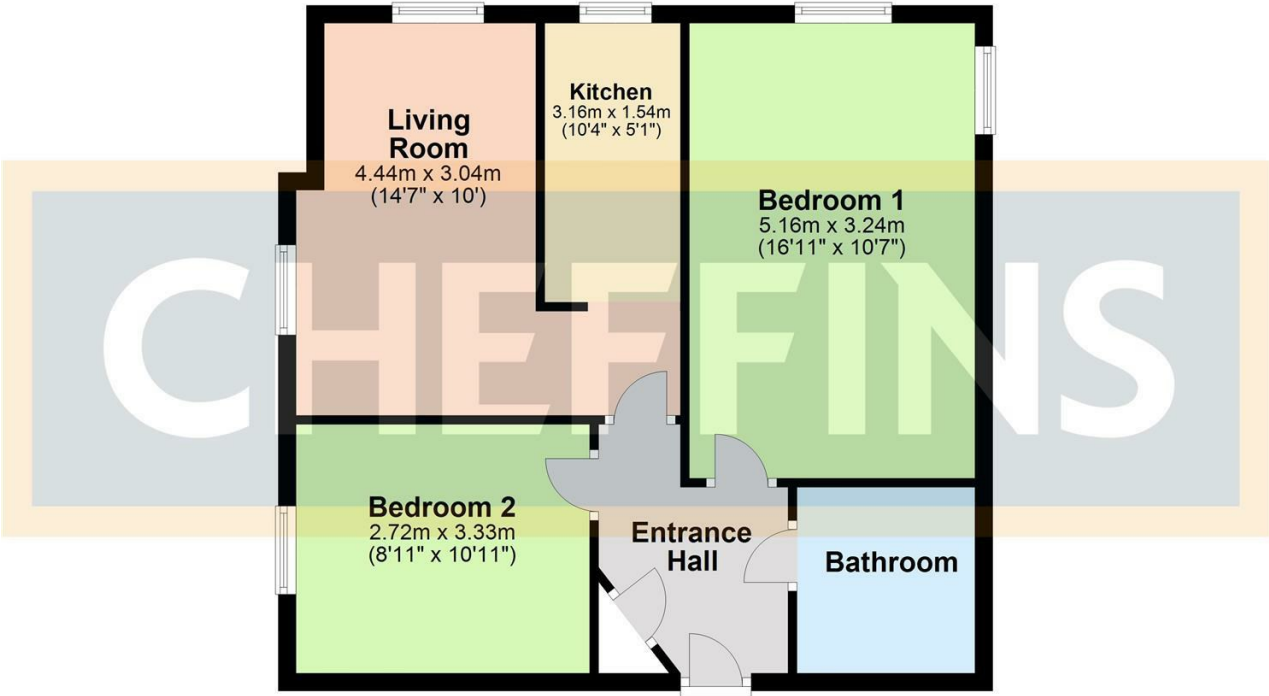
£213.00

Material Information



Ground Floor

Approx. 57.1 sq. metres (614.7 sq. feet)



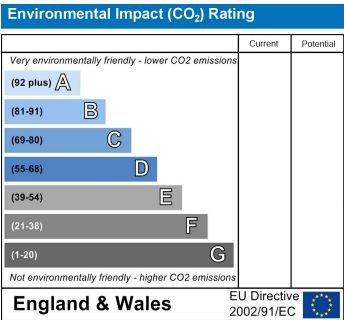
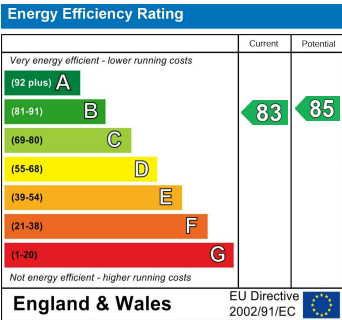
Total area: approx. 57.1 sq. metres (614.7 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- 1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- 2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- 3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- 4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- 5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
- 6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- 7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: [For more information on this property please refer to the Material Information Brochure on our website.](#)