



**Waters Edge, Haverhill, CB9 9JZ**



## Waters Edge

Haverhill,  
CB9 9JZ

A beautifully presented two bedroom top floor apartment located in a development close to the town centre and amenities. The property benefits from secured entry and one allocated parking space. Available 24th August 2026.

- Two Bedrooms
- Sitting Room
- Bathroom
- Kitchen
- EPC Rating C
- Council Tax Band B



**£975 PCM**





## Entrance Hall

Doors to all rooms, storage cupboard housing hot water cylinder

## Lounge Dining Room

Two windows, open to:

## Kitchen Area

Fitted wall and base units with worktop over, electric cooker with extractor hood, space and plumbing for appliances, window



## Bedroom 1

Window

## Bedroom 2

Window

## Bathroom

Window, fitted with panelled bath with shower over, wash hand basin and wc



## Parking

One allocated permit parking space in communal car park

## Holding Deposit

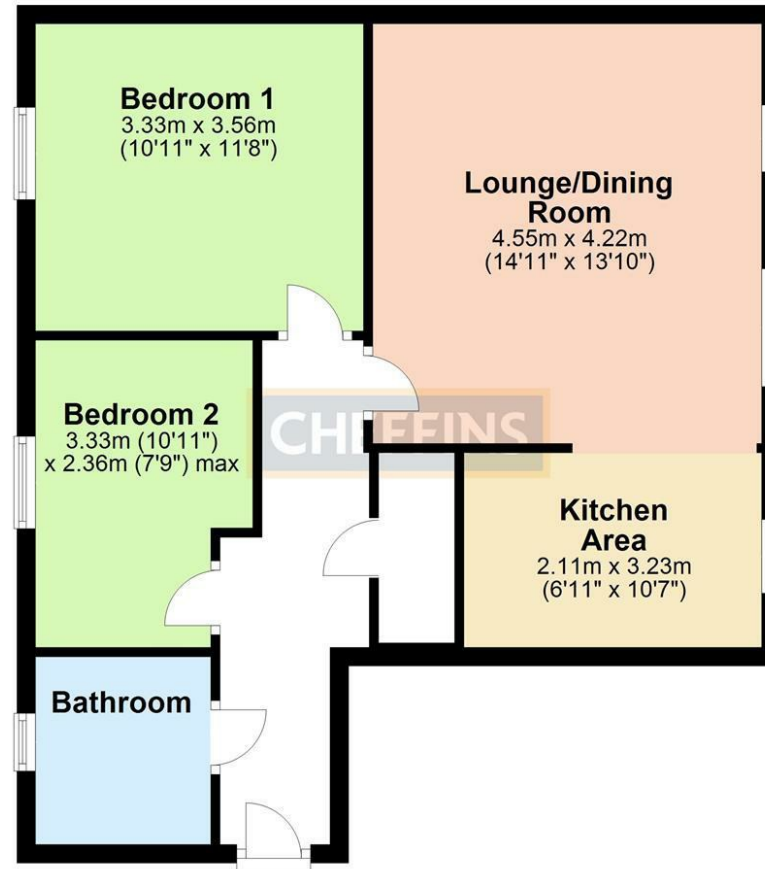
£225.00

## Material Information

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



## Ground Floor



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

### 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>	76	82
(55-68) <b>D</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	

### Agents note:

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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.

