



Fleming Way, Haverhill, CB9 7SQ



## Fleming Way

Haverhill,  
CB9 7SQ

A beautifully presented and spacious two bedroom apartment in the Arboretum Development on the Cambridge side of town. The property comprises entrance hall, lounge with balcony, kitchen with fitted appliances, two bedrooms with en suite to master, and family bathroom. Available 3rd August 2026.

- Two Bedrooms
- En Suite Shower Room
- Allocated Parking Space
- Secured Entry
- EPC Rating B
- Council Tax Band B

 2  2  1

**£1,025 PCM**





## Communal Area

Telephone entry system, doorway into hallway, stairs to first floor.

## Entrance Hall

Window to rear, two storage cupboards, radiator

## Lounge

French doors opening onto balcony, two radiators.

## Kitchen

Range of matching wall and base units with work surfaces over, inset one and half bowl sink unit with mixer taps, integral appliances including fridge freezer, washing machine and dishwasher, integrated hob and electric oven. Tiled flooring and tiled splash backs, radiator, window.

## Bedroom 1

Large door recess, window to front, radiator.

## En Suite

Suite comprising close coupled WC, pedestal wash hand basin, Shower cubicle with glass shower screen, electric shower over. tiled flooring and walls, radiator.

## Bedroom 2

Irregular shaped room with window to front & radiator.

## Bathroom

Suite comprising side panelled bath with taps over, close couple WC, pedestal wash hand basin. tiled flooring and part tiled walls, extractor fan, radiator.

## Outside

Front: Allocated parking for 1 car accessed by the car park at the front of the property.

## Holding Deposit

£236.00

## Material Information

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



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(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:

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

Cavendish House, 27a High Street, Haverhill, Suffolk, 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.

