



Waters Edge, Haverhill, CB9 9JZ

CHEFFINS

Waters Edge

Haverhill,
CB9 9JZ

We are currently fully booked for viewings – Please call the office to be added to a cancellations list. A well presented two bedroom first floor apartment located close to the town centre. The property benefits from allocated permit parking space, balcony, and secured entry. Available 8th August 2025.

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



£950 PCM





Entrance Hall

Door to cupboard housing hot water tank, doors to:

Sitting Room

Bay window to front, window to side, open to:

Kitchen

Wall and base units with worktop over, sink with mixer tap, space for fridge freezer, plumbing and space for washing machine, electric cooker with hob and extractor over

Bedroom 1

Window to front, door to balcony

Bedroom 2

Window to side

Bathroom

Panelled bath with mixer shower over and glass shower screen, wc, wash hand basin

Parking

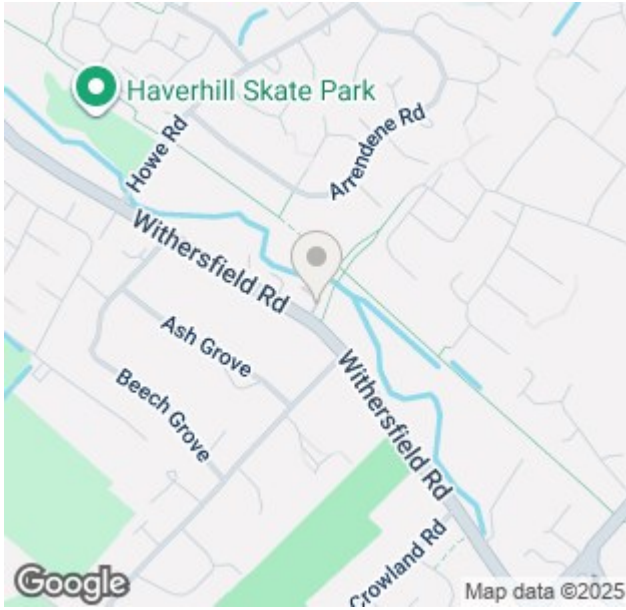
Allocated permit parking space. Permit obtained via Management company

Holding Deposit

£219.00

Material Information

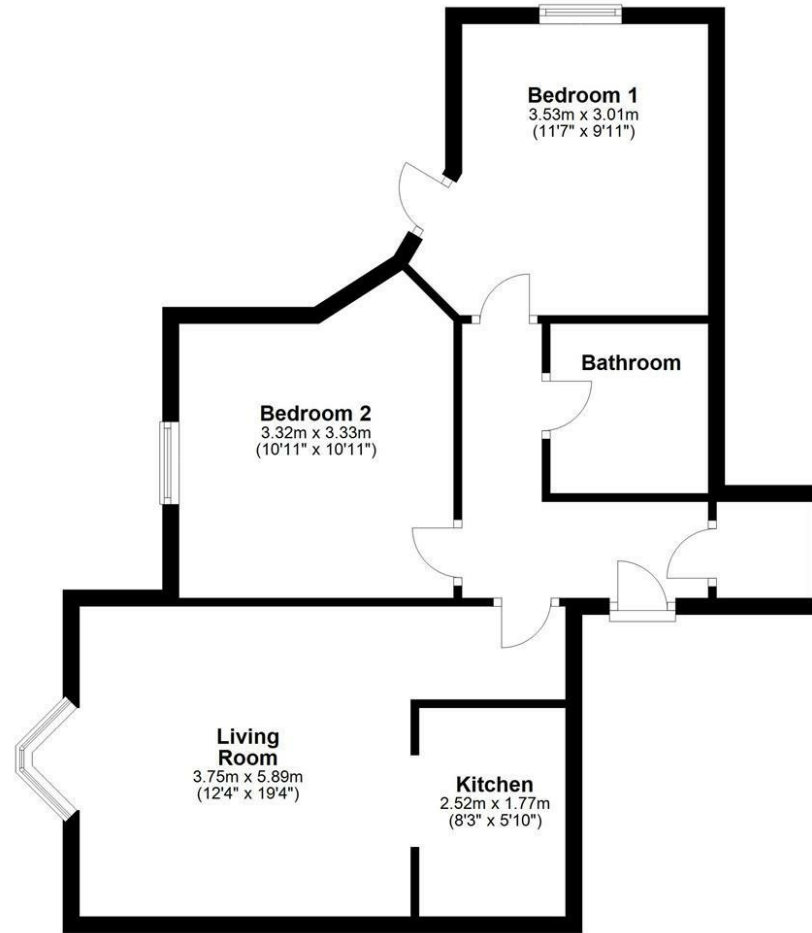
For more information on this property please refer to the Material Information brochure on our Website



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



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.



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