



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



## Waters Edge

Withersfield Road, Haverhill,  
CB9 9JZ

A generous and nicely presented one bedroom ground floor apartment located in modern block of just six apartments close to the town centre and amenities. The property benefits from an attractive fitted kitchen, sitting / dining room and allocated parking space. Available 29th May 2026.

- One Bedroom
- Ground Floor
- Allocated Permit Parking
- Fitted Kitchen
- EPC rating C
- Council Tax Band A



£900 PCM



**Entrance Hall**

Door to built-in airing cupboard housing hot water cylinder, door to:

**Lounge / Diner**

Bay window to side, window to side, window to rear, electric storage heater, open plan to:

**Kitchen**

Fitted with a matching range of base and eye level units with round edged worktops, 1½ bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and cooker, window to side.

**Bedroom**

Window to rear, window to side, wall mounted electric convection heater.

**Bathroom**

Comprising panelled bath with independent shower over and glass screen pedestal wash hand basin low-level WC

**Allocated Parking**

The apartment benefits from one allocated permit parking space located at the front of the building.

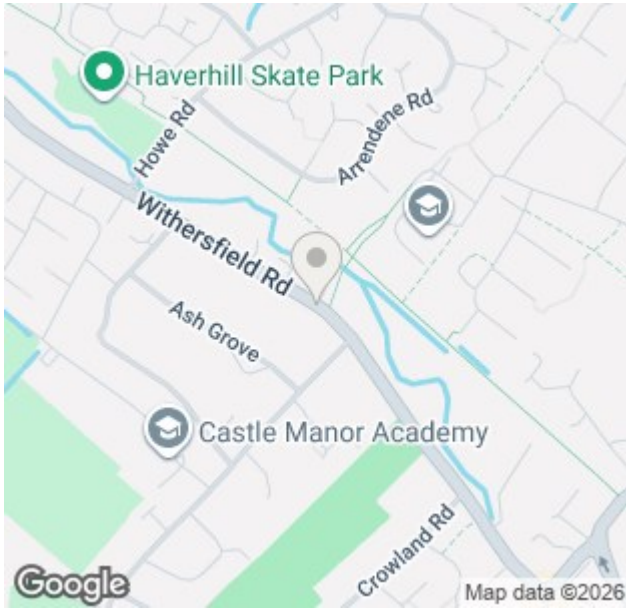
Tenant will need to register for their own permit.

**Holding Deposit**

£207.00

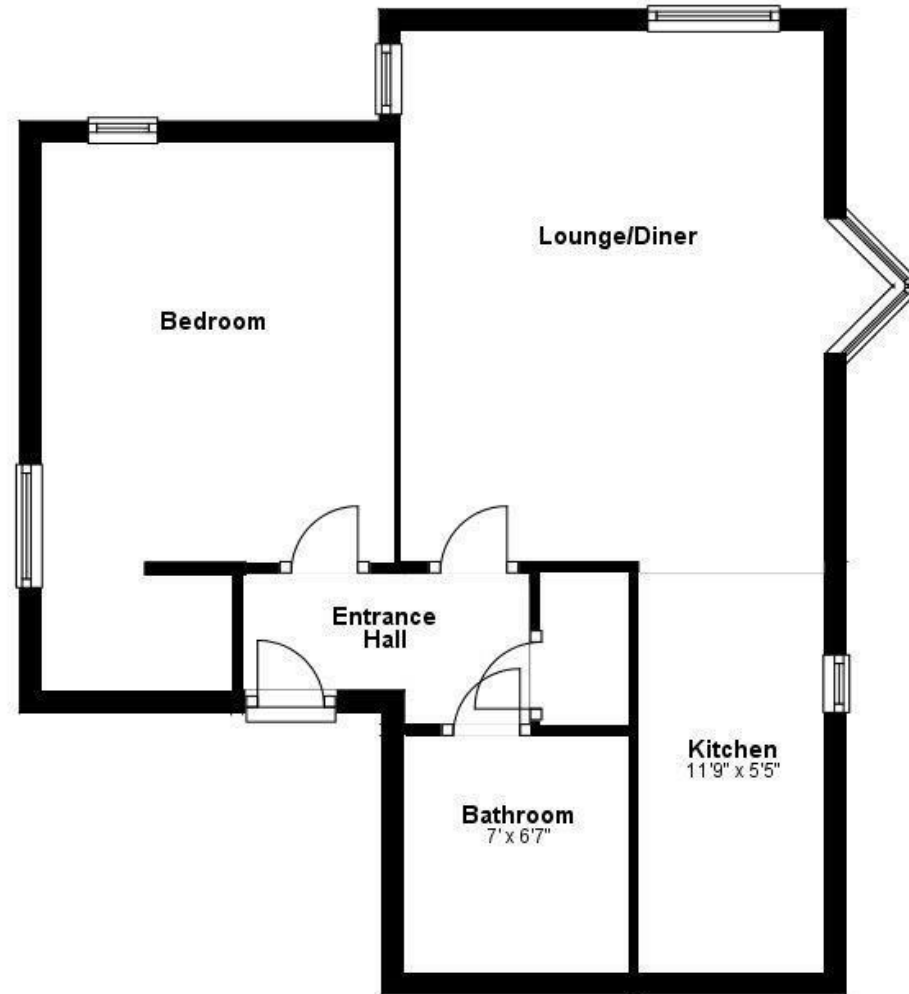
**Material Information**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.