



Larks Close, Haverhill, CB9 0JT

CHEFFINS

Larks Close

Haverhill,
CB9 0JT

A one bedroom first floor apartment benefitting from an independent access door, one allocated parking space and fitted kitchen. Offered for sale with no onward chain EPC Rating D

LOCATION

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street.

Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.



Guide Price £129,950





GROUND FLOOR

ENTRANCE HALL

FIRST FLOOR

HALLWAY

Window to rear, electric storage heater, storage cupboard, airing cupboard, door to:

SITTING ROOM

Window to side, double glazed window to front, electric storage heater.

KITCHEN

Window to rear, matching base and eye level units, tiled splashbacks, stainless steel sink, electric cooker and four ring hob, plumbing for washing machine, space for fridge/freezer.

BEDROOM ONE

Window to front, storage cupboard.

BATHROOM

Three piece suite comprising deep panelled bath, pedestal wash hand basin with shower over and low-level WC, window to rear.

OUTSIDE

There is a communal garden to the side of the property.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

The vendor has advised the annual ground rent is £10 per annum and the annual service charge is £557.44.

VIEWINGS

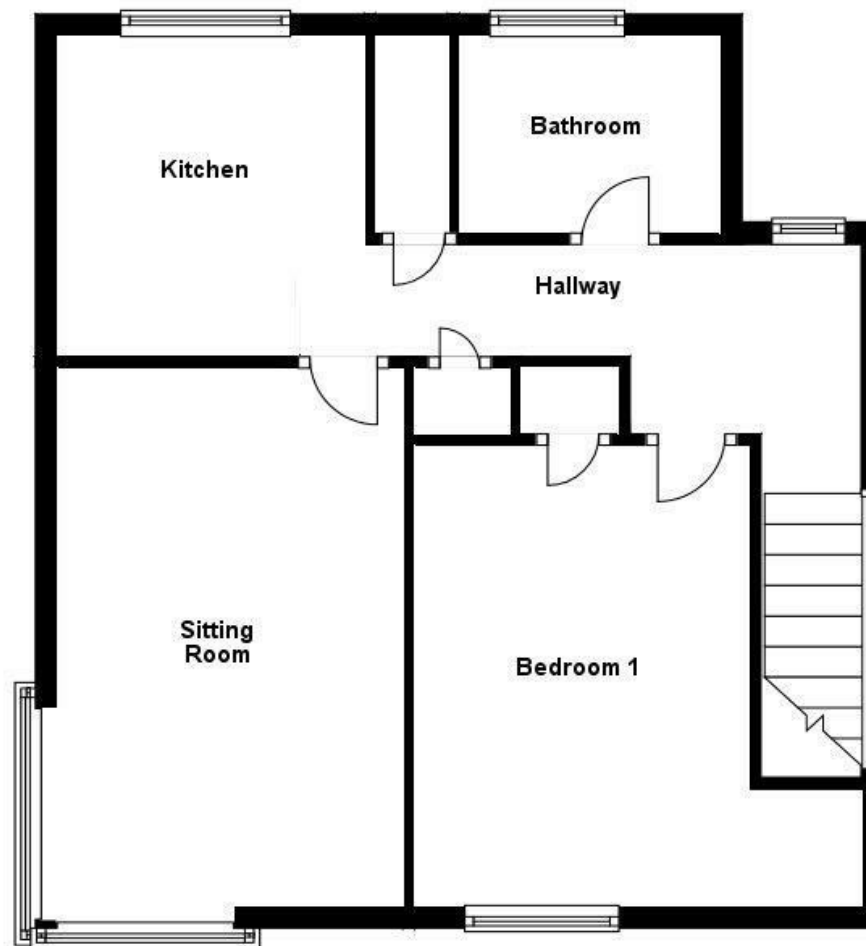
By appointment through the Agents.

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	71	76
(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		

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Tenure - Leasehold

Council Tax Band - A

Local Authority - West Suffolk

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.



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