



North Courtyard, Herringswell, IP28 6WG

**CHEFFINS**

## North Courtyard

Herringswell,  
IP28 6WG

A 2 bedroom first floor apartment set within the prestigious grounds of Herringswell Manor. The property benefits from a master bedroom with en-suite shower room and balcony, modern fitted kitchen with integrated appliances, open plan sitting/dining room, allocated parking and communal gardens and parkland style grounds in excess of 8 acres. EPC: B, Council Tax Band: D.

### LOCATION

HERRINGSWELL is a small rural village located 7 miles from Newmarket and benefits from a village hall and church, with further amenities in the village of Kentford, just 2.5 miles away. The nearby town of Newmarket offers a good range of amenities including schools, shops, supermarkets, restaurants and leisure facilities. There is excellent access to the A14 and A11 (M11) and a branch line connection from Kennett to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford offer direct rail lines into London, with the fastest trains taking under 1 hour. Stansted International Airport is approximately 1 hour's drive.

2 2 1

£1,250 PCM





## COMMUNAL ENTRANCE

With stairs leading to first floor.

## ENTRANCE HALL

With tiled flooring, curved wall, doors leading to all rooms.

## SITTING / DINING ROOM

With double glazed bay window to the front aspect, wood laminate flooring, 2 radiators, open to kitchen and study area.

## STUDY AREA

With double glazed window to the front aspect, wood laminate flooring.

## KITCHEN

Comprehensively fitted with a range of stylish wall and base units, work surfaces and complementary tiling. Integrated appliances include a washer / dryer, dishwasher, electric oven, 4-ring gas hob and extractor fan.

## MASTER BEDROOM

With double glazed sliding patio doors opening to the balcony and overlooking neighbouring woodland, radiator, boiler cupboard and further cupboard, door leading to :

## ENSUITE

Fitted with a 3-piece suite to include a fully tiled shower cubicle, wash basin and WC. Complementary wall and floor tiling, radiator.

## BEDROOM 2

With double glazed window to the rear aspect, radiator.

## BATHROOM

Fitted with a 3-piece suite to include a panel enclosed bath with mixer tap and shower attachment, wash basin and WC. wall and floor tiling, radiator.

## OUTSIDE

Allocated parking for 1 vehicle.

Use of the communal grounds extending to over 8 acres including the stunning Japanese garden.

## Letting Agents Notes

Deposit -£1442.00

Holding Deposit - £288.00

EPC - C

Council Tax -

Square Footage - 828.821



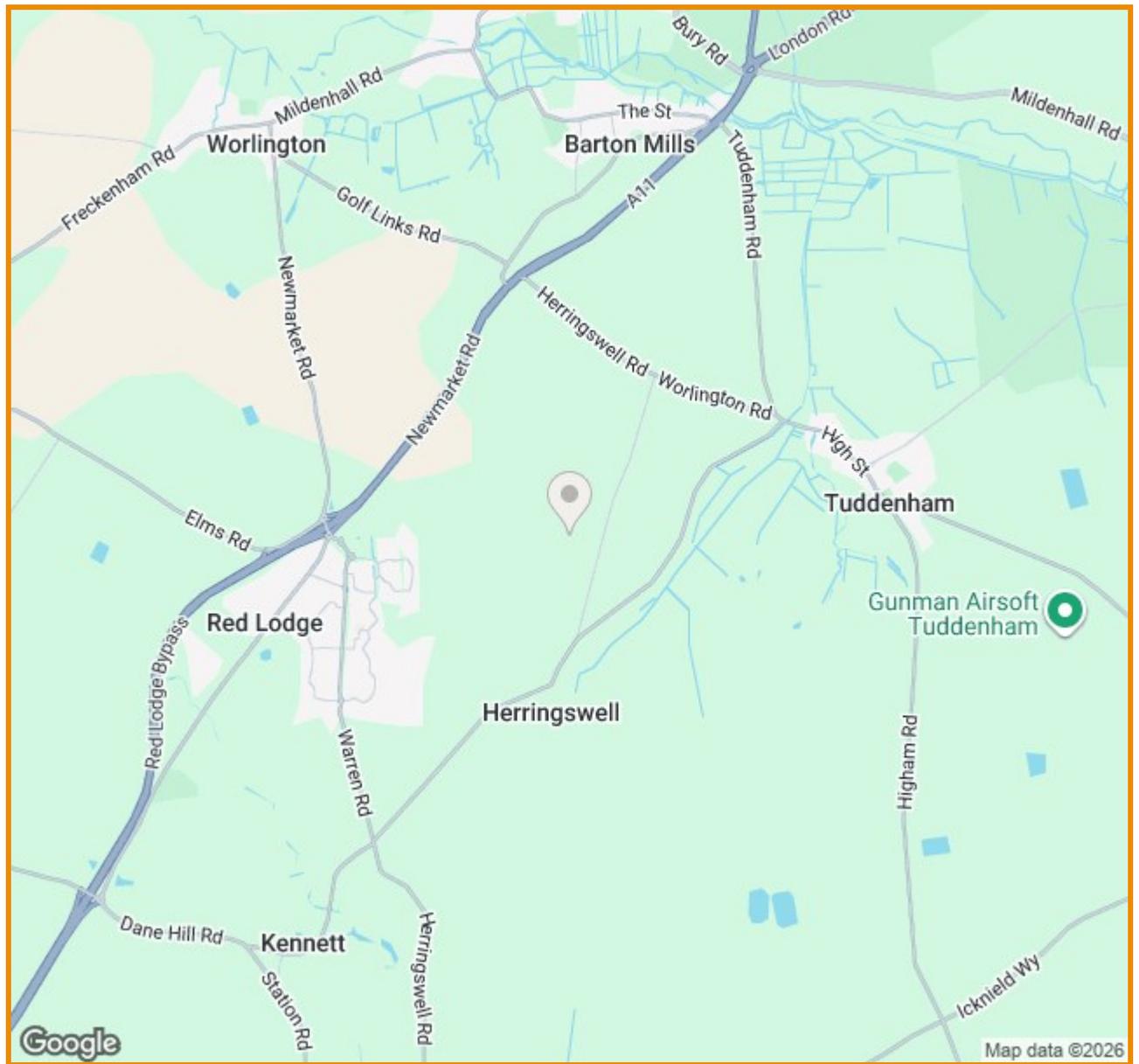
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>82</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	

£1,250 PCM

Council Tax Band - D

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.

