



Forest Glade | Haverhill | CB9 9NL

**\*\*SPACIOUS 2 BEDROOM FIRST FLOOR APPARTMENT IN CUL-DE-SAC LOCATION\*\***

We at by choice are delighted to offer for sale this well presented 2 bedroom apartment situated close to Haverhill town centre. Accommodation in brief comprises entrance hall, living room, re-fitted kitchen, 2 bedrooms and a bathroom.

CALL NOW TO AVOID DISSAPOINTMENT

£650 pcm

- 2 Bedrooms
- Lounge
- Kitchen
- First Floor
- 
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-

## Approximate Room Sizes

Entrance Hall With stairs to accommodation and under stair storage cupboard

Landing With doors leading to

Bathroom suite comprising Low level W.C. pedestal wash basin with tiled splash back and panel enclosed bath with shower over, part tiling to walls, coving to textured ceiling, tiled flooring and radiator

Living Room 5.2m x 3.23m With window to rear radiator coving to plastered ceiling and opening to:-

Kitchen 2.8m x 2.64m Fitted with a range of eye and base level units to 3 walls with roll edge work surfaces over incorporating single drainer sink unit with mixer taps over, built in oven and hob, plumbing for automatic washing machine, space for fridge and freezer tiling to floors and splash backs.

## Agents Note

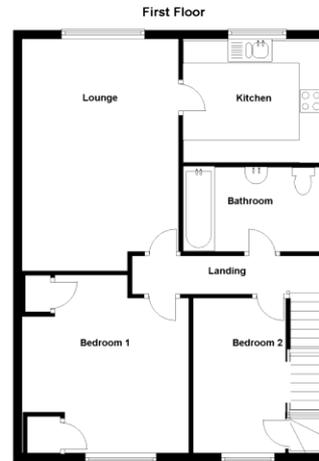
- Excellent references will be required by anyone renting through Bychoice
- A minimum deposit of one & a half months rent is required (may be increased in certain circumstances)
- Referencing & administration fees apply, £215 for a single applicant & £60 extra per applicant/guarantor thereafter
- A check out fee of £60 is charged at the end of your tenancy per property
- Tenants will be required to provide their own contents insurance

Local Authority –

Council Tax Band –

Post Code – CB9 9NL

Please Note – xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	79
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements