



£229,995

**Flat 4, Manor House, Hamlet Road,
Haverhill, Suffolk**



Set within an exclusive private residential development, this exceptional two-bedroom first floor apartment offers a rare opportunity to acquire a beautifully finished home within a striking former manor house, all just moments from the heart of Haverhill. Priced at £229,995 and offered with no onward chain, the property also benefits from a 999-year lease from 2020, making it an ideal purchase for both homeowners and investors seeking a blend of character, convenience, and long-term security.

Upon arrival, residents are welcomed into an impressive communal entrance hall, accessed via a secure intercom system. This elegant space immediately sets the tone for the building, featuring charming Victorian geometric tiling and a grand staircase rising to the first floor. Here, you'll find the private entrance to the apartment, along with a useful allocated storage cupboard.

Stepping inside, the apartment's entrance hall provides a warm and inviting introduction, enhanced by high ceilings and a sense of space. Practical features include ample storage and modern Hive heating controls, while doors lead seamlessly to all principal rooms. The heart of the home is the stunning open-plan kitchen and living area—a bright and airy space, beautifully illuminated by an impressive front-facing window that floods the room with natural light. The kitchen is thoughtfully designed with a comprehensive range of storage and high-quality integrated appliances, including an oven, hob, fridge/freezer, washing machine, and slimline dishwasher, ensuring both style and functionality.

Both bedrooms are generous doubles, offering comfortable and versatile accommodation. The principal bedroom benefits from built-in storage, while both rooms enjoy pleasant views over the well-maintained communal gardens, creating a peaceful and private outlook. The bathroom is equally well-appointed, featuring a modern suite comprising a bath with shower over, WC, and wash basin, all finished to a high standard.

Externally, the property continues to impress. Residents benefit from private gated parking, providing both convenience and security. The development is surrounded by generous communal gardens, which are attractively landscaped and meticulously maintained, offering a tranquil outdoor space to relax and unwind. Additional features include gated access to the street and a dedicated bin store.







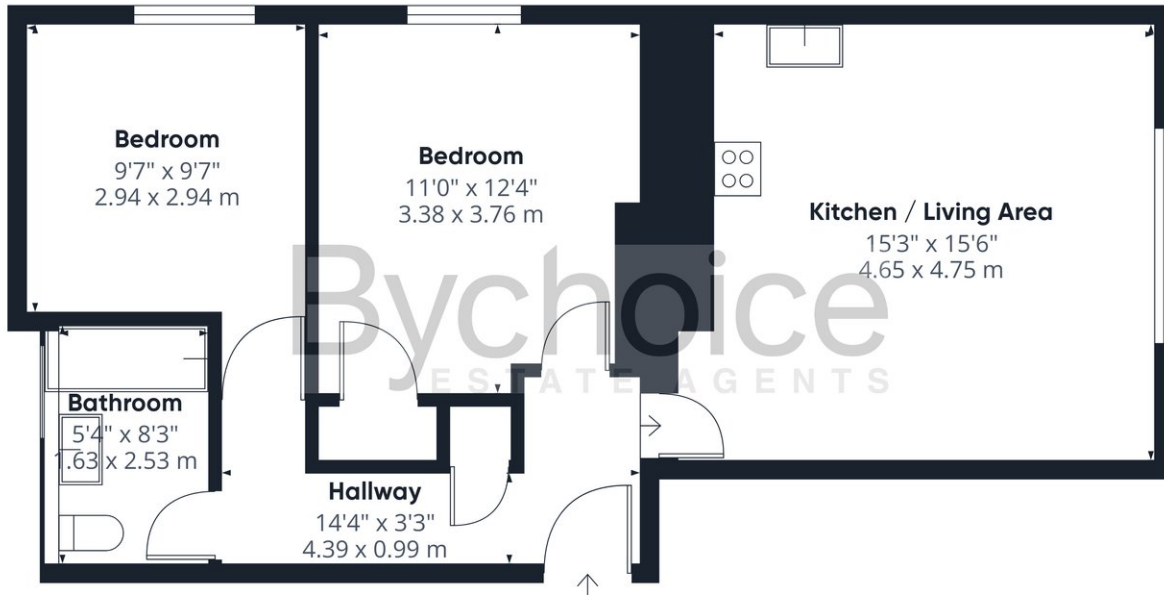
FRONT

- 1 Flat No. 1, Berrillford House
- 2 Flat No. 2, Berrillford House
- 3 Flat No. 3, Berrillford House
- 4 Flat No. 4, Berrillford House
- 5 Flat No. 5, Berrillford House
- 6 Flat No. 6, Berrillford House
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- 18 Flat No. 18, Berrillford House
- 19 Flat No. 19, Berrillford House
- 20 Flat No. 20, Berrillford House

Intercom unit







Approximate total area⁽¹⁾
610 ft²
56.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council & Council Tax Band – West Suffolk Council - Tax Band - B

Tenure – Leasehold

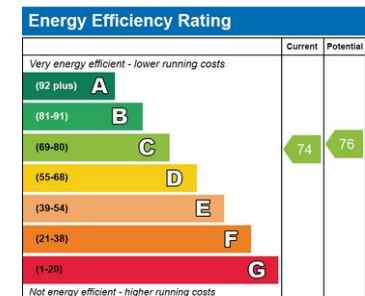
Lease Length – 999 years from 29th November 2020.

Leasehold charges: Approx £1600 combined service charges & ground rent.

Broadband – Up to 2000 mbps - (data obtained from Ofcom)

Mobile Coverage – EE, Three, O2, Vodafone - 5G available (data obtained from Ofcom)

Utilities – Mains electricity, mains water & drainage, gas central heating.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.