



Fleming Way | Haverhill | CB9 7SQ

Bychoice are delighted to offer this recently constructed 2 bedroom 2nd floor apartment on the popular arboretum site. The property is in immaculate condition and should be viewed to avoid disappointment.

£775 pcm

- 2 Bedrooms
- Ensuite to master
- Balcolny
- Allocated parking
-
-
-

Approximate Room Sizes

ENTRANCE HALL Double glazed window, radiator, two storage cupboards.

BEDROOM 11' 10" x 8' 07" (3.61m x 2.62m)
Double glazed window, radiator, door to:

ENSUITE Double shower cubicle, WC, wash hand basin, tiled splash backs. radiator.

BEDROOM 10' 06" max x 9' 06" max (3.2m x 2.9m) Double glazed window, radiator.

BATHROOM Double glazed window. Suite comprising panel bath, wash hand basin, WC, tiled splash backs, radiator.

LOUNGE 15' 02" x 10' 05" (4.62m x 3.18m)
Double glazed French doors leading to private balcony. Two radiators. Opening into

KITCHEN 9' 06" x 7' 08" (2.9m x 2.34m) Double glazed window. Range of base & eye level cupboards & drawers with full edge work

Agents Note (All fees are inclusive of VAT)

- Excellent references will be required by anyone renting through Bychoice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application
- Tenants will be required to provide their own contents insurance

Local Authority – St Edmundsbury Borough Council

Council Tax Band – B

Post Code – CB9 7SQ

Please Note – xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx



Contact Details

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Tel: 01440 768919

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

