

# Balmforth

Estate Agents, Valuers & Letting Agents



## 7a Queen Street

Haverhill, Suffolk, CB9 9DZ

BALMFORTH Haverhill are delighted to bring to the market this conveniently located, one bedroom, second floor apartment located within the popular market town of Haverhill. The apartment would make an ideal first time or investment buy and could achieve a rental figure of £700pcm. Sold with the benefit of no onward chain. Call for your viewing now on 01440 707976.

Price **£130,000**

# 7a Queen Street

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- SECOND FLOOR APARTMENT
- SHOWER ROOM
- TOWN CENTRE LOCATION
- EPC TBC - COUNCIL TAX BAND A
- OPEN PLAN LOUNGE/KITCHEN/DINER
- VIEW OF THE MARKET SQAURE
- LEASEHOLD
- ONE DOUBLE BEDROOM
- IDEAL INVESTMENT BUY - £655PCM
- NO ONWARD CHAIN

## ENTRANCE HALL

## OPEN PLAN

### LOUNGE/KITCHEN/DINER

20' 5" x 12' 11"

## BEDROOM ONE

11' 10" x 8' 6"

## SHOWER ROOM

7' 5" x 5' 7"

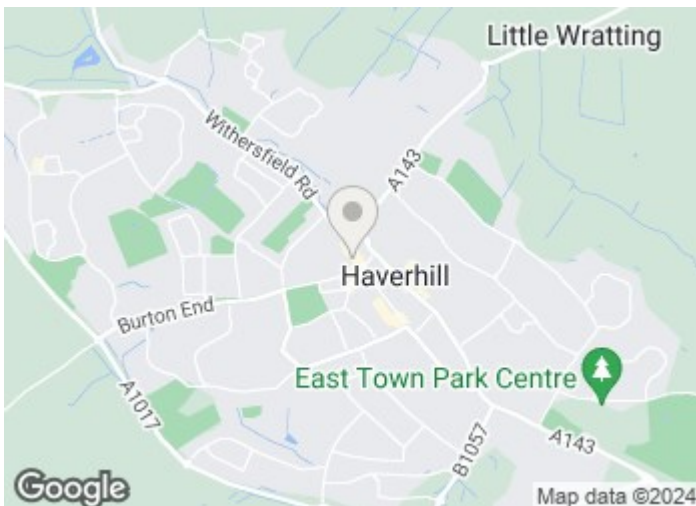
## LEASE DETAILS

## SERVICE CHARGE

**Annual service charge** - £550 2022/23

**Annual ground rent** £100

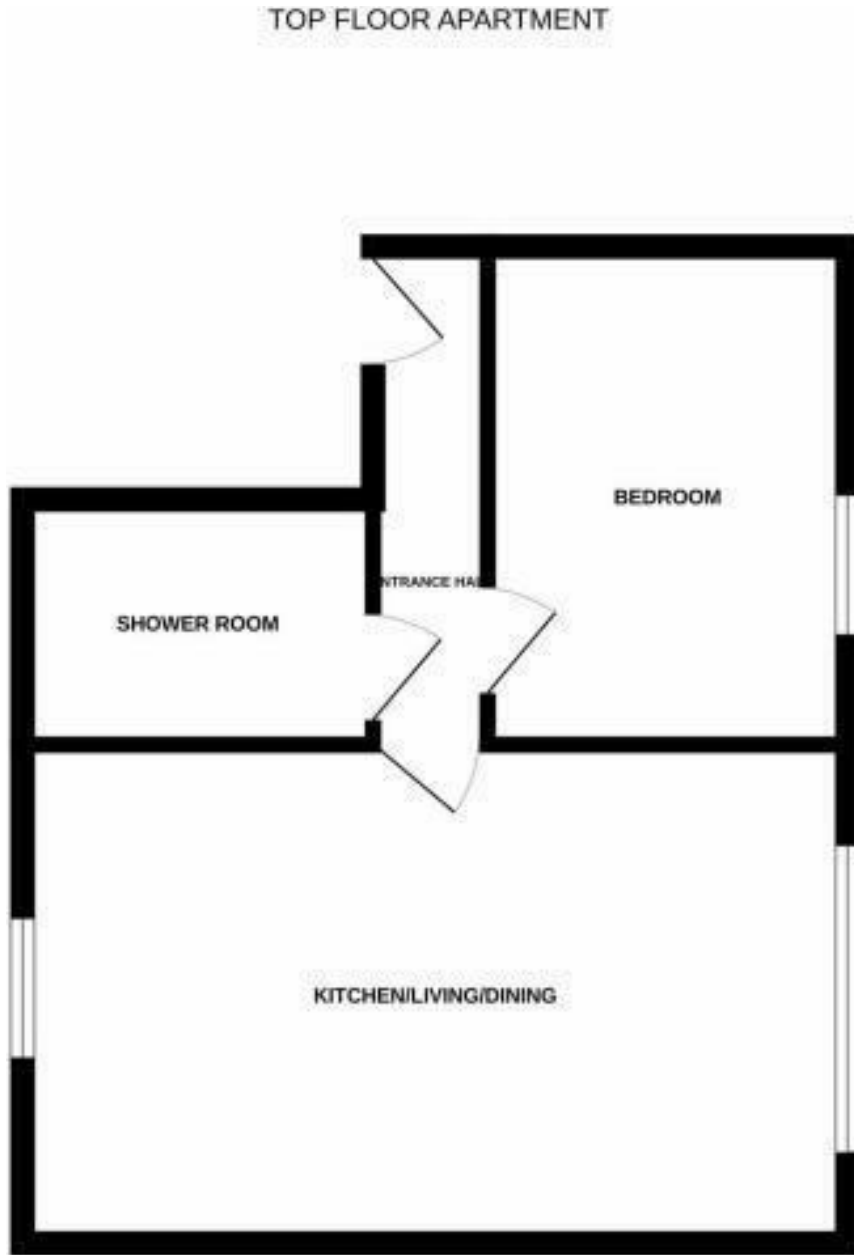
**LEASE DETAILS** - 125 years from 2005.



[Directions](#)



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 02023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	