



HERRINGSWELL MANOR | HERRINGSWELL

Secure Development with Gated Access & Well Kept Grounds

HERRINGSWELL MANOR |

HERRINGSWELL
£1,400 PCM

FEATURES

- Available NOW
- Ideal for USAF Personnel
- Secure Gated Access & Well Kept Communal Grounds
- Private Parkland
- Tranquil Setting
- Close to RAF Mildenhall & Lakenheath
- Modern Living

DESCRIPTION

****AVAILABLE NOW**** Modern spacious two bedroom apartment situated in the tranquil grounds of the highly regarded gated development of The Manor, Herringswell. The property includes open plan living with a large lounge, kitchen with fully integrated appliances. A master bedroom with en-suite and access onto the balcony, second double bedroom and bathroom. Allocated parking for 2 Cars. Viewing essential to appreciate the setting and style of the property. Easy Access to A11/A14 USAF Mildenhall and Lakenheath



ACCOMMODATION

Entrance Hallway

Lounge 24'11'0"Max'0" x 16'4"Max
(24'11"Max x Max)

Kitchen 12'0" x 5'9" (3.66 x 1.75)

The Kitchen includes Integrated Oven/Hob/Extractor, Washer/Dryer, Fridge, Freezer and Dishwasher.

Master Bedroom 12'0" x 11'4" (3.66 x 3.45
(3.65 x 3.46))

Built in Wardrobes

Bedroom Two 10'1" x 8'2" (3.07 x 2.49 (3.08 x 2.48))

Includes Fully Fitted Mirrored Wardrobes

Bathroom

Bath with shower attachment, Heated Towel Rail, Pestidal Sink and W/C

Balcony

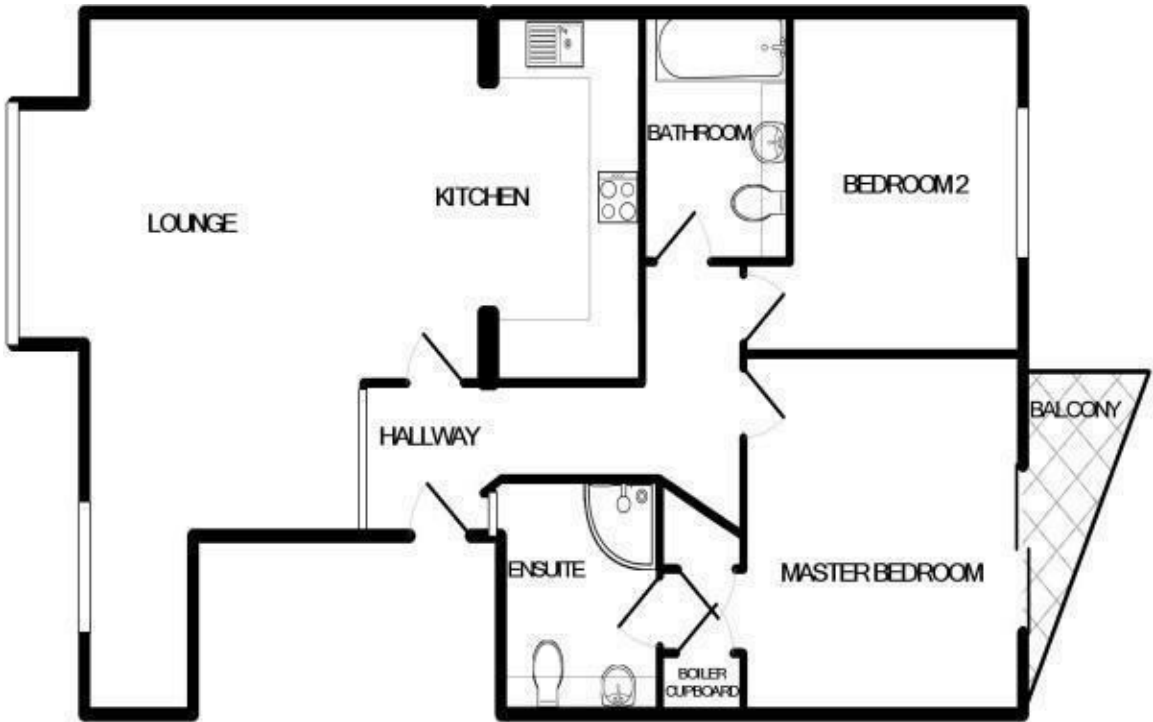
Ensuite

Shower Cubical, Wash hand Basin, Heated towel rail and W/C









Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Council Tax Band : D

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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	