

Balmforth

Estate Agents, Valuers & Letting Agents



12 The Mews, The Manor, Herringswell, Bury St.
Edmunds, IP28 6FA

Asking Price £250,000

THE MEWS DEVELOPMENT WITH INCENTIVES OF 2025 is located in the PRIVATE and GATED COMMUNITY of HERRINGSWELL MANOR offering a range of one bedroom APARTMENTS, two bedroom DUPLEXES and three bedroom TOWNHOUSES built with PREMIUM SPECIFICATIONS THROUGHOUT.

Special incentives for 2025 of £2,500 paid towards first year service charge.

This exceptional 2 bedroom townhouse was built as a bespoke renovation in 2022. It forms part of "The Mews" consisting of 16 units made up from one bedroom apartments, two bedroom duplexes and three bedroom townhouses all constructed with premium specifications and a range of private outdoor spaces, gardens, patios, roof terraces and balconies.

This unit should achieve a rent of around £1380pcm which will produce a yield of 6.1%. The site has always proved attractive to USAF tenants and rented considerably well. (Contact office for details)

Originally built in 1901 as a family home and later developed in a school until 2001 Herringswell Manor is located in a delightful rural position and yet is only a few miles from the A14/A11 offering direct links to Cambridge and Bury St Edmunds. It is a peaceful and private residential estate of around 50 dwellings set on expansive grounds of around 8.4 acres, the estate showcases meticulously landscaped gardens, meandering pathways, and scenic views. The lush greenery and tranquil surroundings provide a charming setting for residents to enjoy.

The property itself is set over two floors, benefitting from a large open plan, kitchen/lounge/diner benefitting from occupying all of the first floor, a generous sized balcony panning across the width of the property overlooking the

landscaped communal area to the front. The second floor offers a good sized primary bedroom, a further double bedroom and family bathroom.

Tenure: Leasehold 999 Years remaining.
Windows/Doors: UPVC double glazing.
Parking: One allocated parking space.
Service Charge: £4,363.39 pa, less £2,500 for first year.
Council Tax: Band D - £2,005.49 pa
EPC: D

In more details the accommodation comprises of:

ENTRANCE HALL:

Stairs to first floor

KITCHEN/LOUNGE/DINER:

KITCHEN AREA:

Range of wall and base units, oven and ceramic hob with ceiling mounted extractor hood, integrated fridge freezer and inset sink.

LOUNGE/DINER:

Windows to front, bi-fold doors to balcony and stairs to second floor

STAIRS/LANDING:

Storage cupboard.

BEDROOM ONE:

French doors to balcony

EN-SUITE:

Low level wc, hand basin and corner shower cubicle

BEDROOM TWO:

Window to rear

BATHROOM:

Low level wc, hand basin, bath with shower over and heated towel rail.

AGENTS NOTE:

1) We are acting on behalf of the official receiver and this may limit both contractual documentation and level of enquires that can be answered.

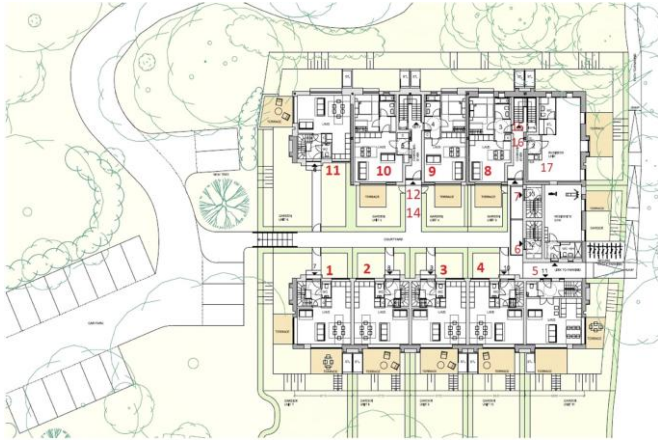
2) Special incentive for 2025 of £2,500 paid towards first year service charge.

::Location::

The nearby regional towns of Newmarket, Bury St Edmunds and Thetford have an extensive and more diverse range of facilities. Mildenhall is approximately two miles from the Fiveways roundabout on the A11, where Thetford (11 miles) and Norwich are to the North East. Newmarket (10 miles) and London to the South and South West. Bury St Edmunds (12 miles) to the East can be reached via the A14 East-West trunk road linking East Anglia with the Midlands.

::Viewing::

By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk



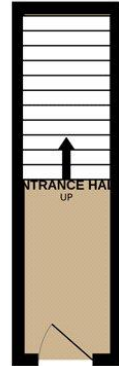


Scan here for
Area Guides

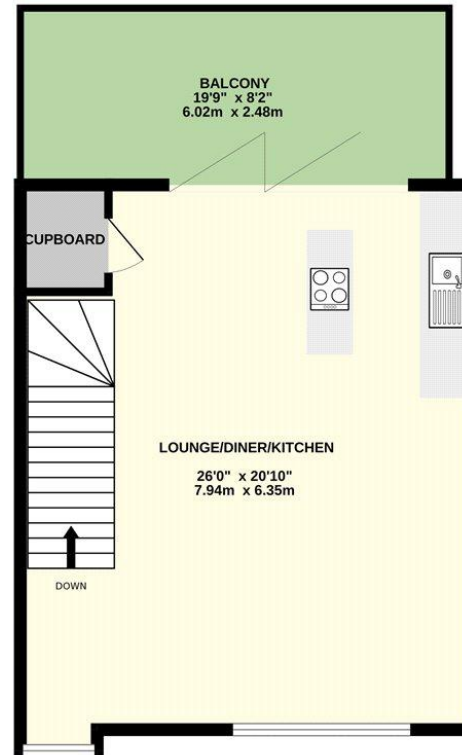


Material
Information
Brochure

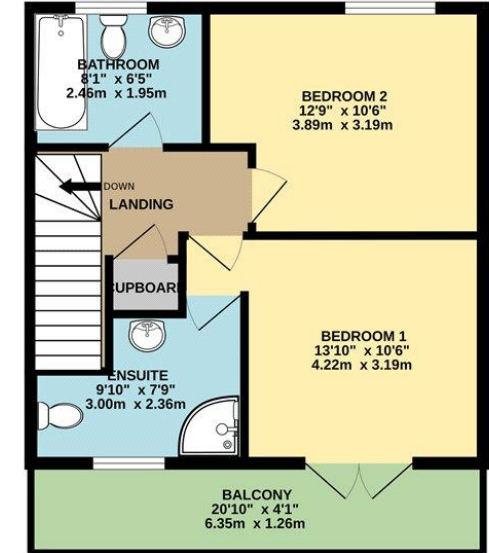
GROUND FLOOR
75 sq.m. (818 sq.ft.) approx.



1ST FLOOR
525 sq.m. (5653 sq.ft.) approx.



2ND FLOOR
438 sq.m. (4693 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

TOTAL FLOOR AREA : 1035 sq.ft. (96.1 sq.m.) approx.

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.
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DISCLAIMER

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>