

Balmforth

Estate Agents, Valuers & Letting Agents



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

Asking Price £254,000

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

This exceptional two 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. (Contact the office for site brochure and details on available units)

This unit should achieve a rent of around £1380pcm which will produce a yield of 6.3%. 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. "The Manor" is a peaceful and private residential development 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 three floors, benefitting from WC & storage on the ground floor, open plan high specification kitchen/lounge/diner and a desirable balcony on the second floor and the third floor offers two good sized bedrooms, with en-suite facilities to the primary and a family bathroom. In addition there is a large roof terrace, overlooking the stunning landscaped and wooded areas.

Tenure: Leasehold 999 years remaining

Windows/Doors: UPVC double glazing
Parking: One allocated parking space
Heating: Electric underfloor heating to ground floor and panel heaters to 2nd & 3rd floor
Council Tax: Band E - £2,451.15 pa
EPC: D
Service Charge: £4,228.30 pa, less £2,500 for that year.
Specifications: Full details on request but includes:
- Bosch appliances
- Underfloor heating to first floor
- Roof terrace

In more details the accommodation comprises of:
ENTRANCE HALL:
Two storage cupboards, door to WC and stairs to first floor

CLOAKROOM:
Low level wc and hand basin

STAIRS/LANDING:
Storage cupboard and window to side.

BEDROOM ONE:
Window to side

EN-SUITE:
Low level wc, hand basin and double shower cubicle

BEDROOM TWO:
Window to side

SHOWER ROOM:
Low level wc, hand basin, double shower cubicle.

STAIRS/LANDING:
French doors to balcony

KITCHEN/LOUNGE/DINER:
KITCHEN AREA:
Range of wall and base units, Bosch single oven, Bosch induction hob and ceiling mounted extractor hood, integrated fridge freezer,

Bosch dishwasher, Bosch washer/dryer, inset sink and window to side
LOUNGE/DINER:
Two storage cupboards and windows to side

STAIRS:
ROOF TERRACE:
Wrap around roof terrace.

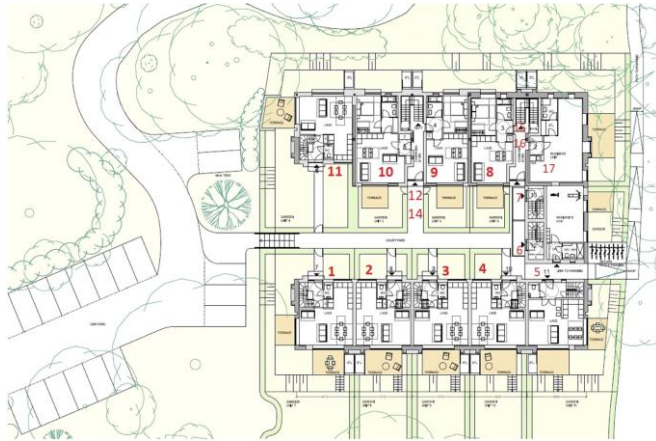
AGENT'S NOTE:
1) We are acting on behalf of the official receiver and this may limit both contractual documentation and level of enquiries that can be answered.
2) Special incentive for 2025 of £2,500 paid towards first year service charge.

!!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



Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ



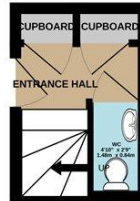
Scan here for
Area Guides



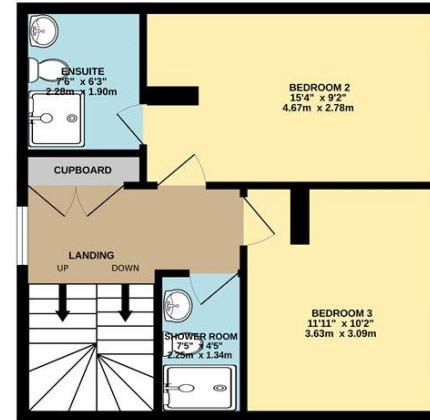
Material
Information
Brochure

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		78
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

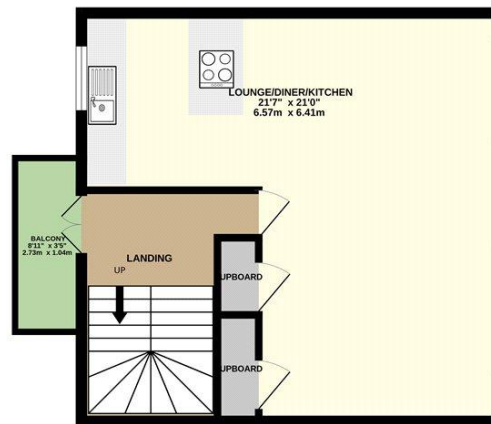
GROUND FLOOR
64 sq ft (5.9 sq m) approx.



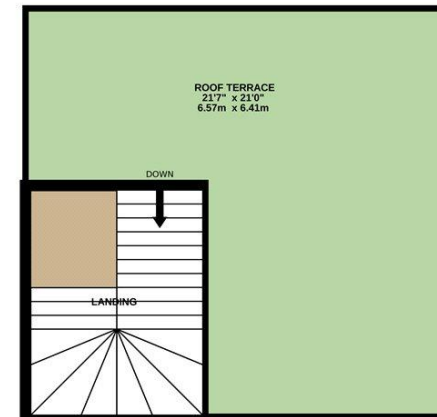
1ST FLOOR
468 sq ft (43.5 sq m) approx.



2ND FLOOR
453 sq ft (42.1 sq m) approx.



ROOF TERRACE
509 sq ft (47.1 sq m) approx.



FBM230397



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>