



Skeaping Close, Newmarket, CB8 0GQ

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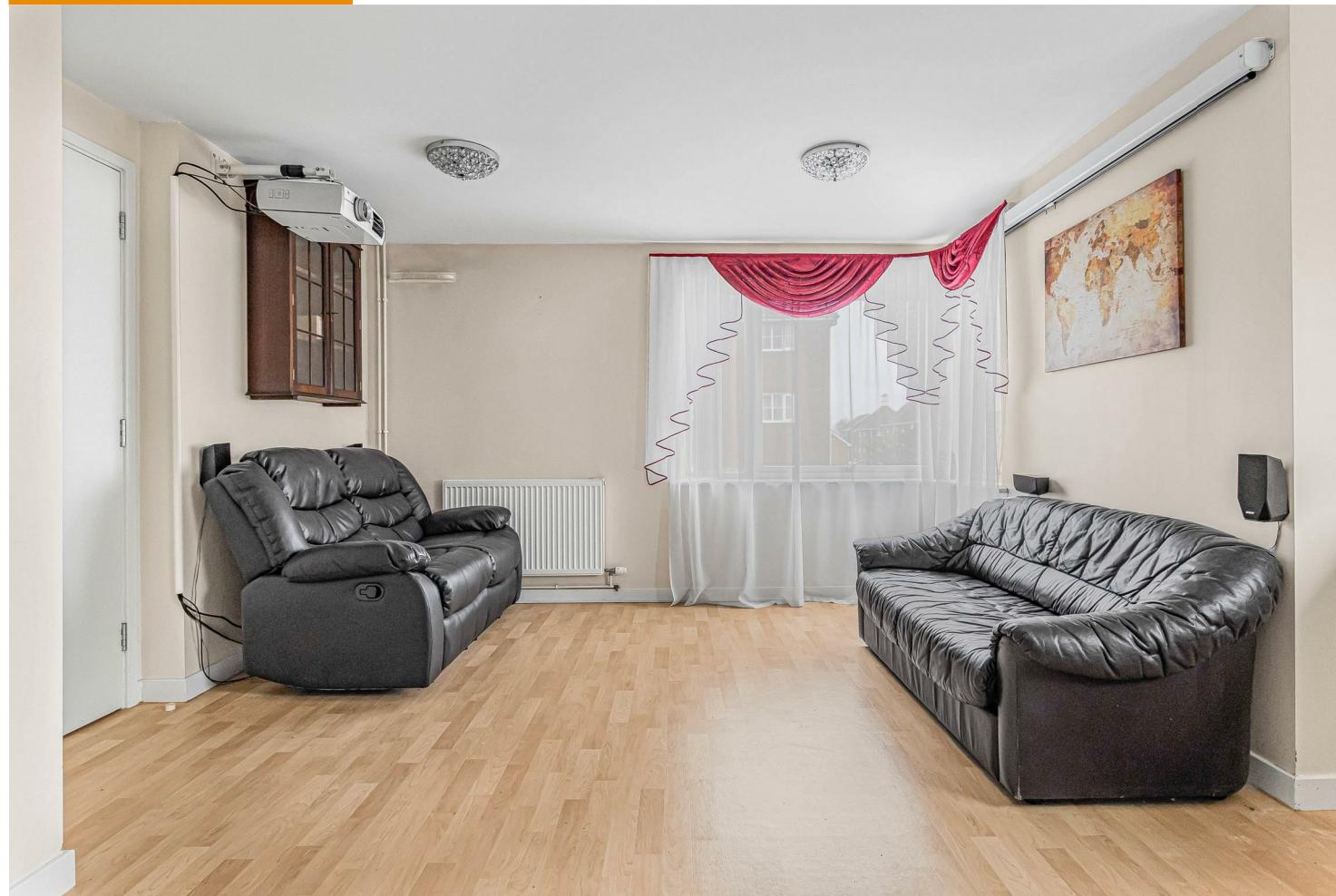
Newmarket,
CB8 0GQ

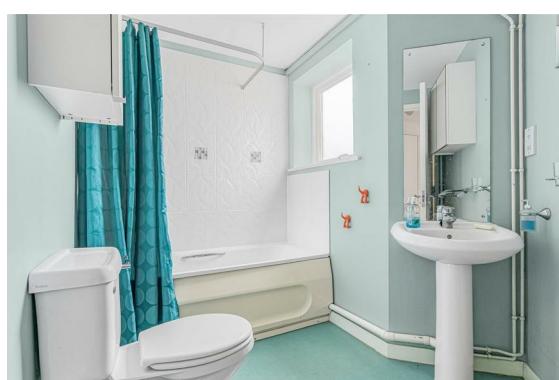
- Potential rental income of £1,100pcm
- Short walk to Newmarket High Street & Amenities
- Ideal for commuters into Cambridge
- Ultrafast broadband availability (up to 1800 Mbps)
- First Floor Apartment
- 2 Bedrooms
- Open Plan Kitchen/Living/Dining Room
- 1 Allocated Parking Space
- NO CHAIN

A CHAIN FREE first floor apartment located within a popular residential area just a short walk from the High Street, Waitrose and shopping centre, offering a great opportunity for racing professionals, first time buyers and investors. The property is ideal for Cambridge commuters via train, bus or car with easy access to Addenbrook's Hospital site, Cambridge Science Park, AstraZeneca and campuses such as Hinxton and Babraham. The property features a bright open plan kitchen/living room, 2 good size bedrooms and a bathroom. Further benefits include an allocated parking space to the rear and gas central heating.

2 1 1

Offers In Excess Of £140,000





LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

COMMUNAL ENTRANCE HALL

with staircase leading to the first and second floor, door leading through to:

ENTRANCE HALL

with a large built in cupboard, security intercom phone.

KITCHEN/LIVING/DINING ROOM

Kitchen area fitted with a range of wall and base units with work top surfaces over, inset sink, built-in double oven, four ring gas hob with extractor hood over, space and plumbing for washing machine and space for tumble dryer or dishwasher, wall mounted gas fired boiler.

BEDROOM 1**BEDROOM 2****BATHROOM**

with a panel sided bath with shower attachment over, hand wash basin, low level WC, part tiled walls.

OUTSIDE

To the front of the property is a small lawned area.

To the rear the property benefits from one allocated space, lockable bicycle store and bin store.

Sales Agents Notes

Tenure - Leasehold

Length of Lease - 107 years remaining

Annual Ground Rent - £150

Annual Service Charge – £2,120 approx.

Service Charge Review Period - Annually

Parking – 1 Allocated Parking Space

Heating sources - Gas Central Heating

For more information on this property, please refer to the Material Information Brochure on our website.



Approximate Gross Internal Area 536 sq ft - 50 sq m

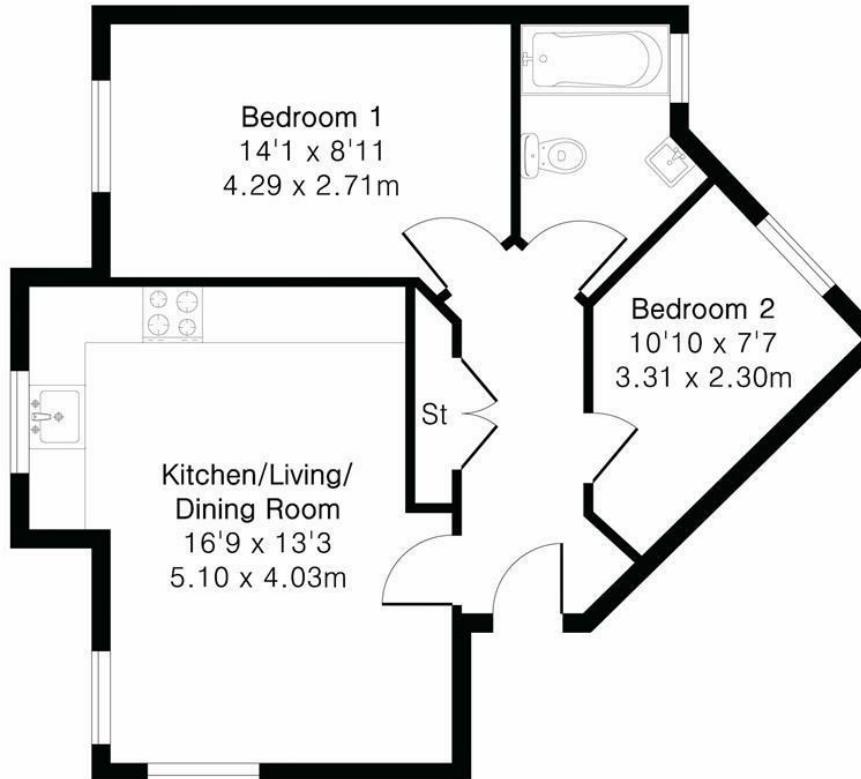
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	79	79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Offers In Excess Of £140,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - West Suffolk



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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