



May Gardens, Newmarket, CB8 8FG

**CHEFFINS**

## May Gardens

Newmarket,  
CB8 8FG

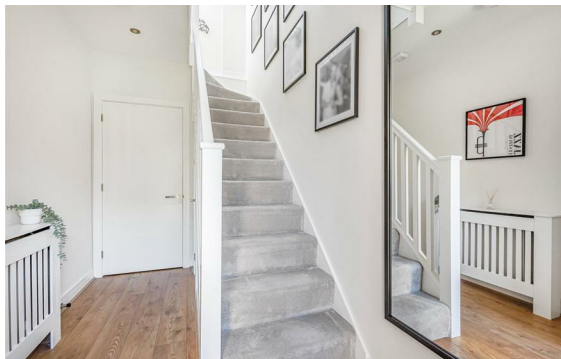
- First Floor Apartment
- 2 Bedrooms
- Gated Development
- 2 Allocated Parking Spaces
- Walking Distance to Train Station

A beautifully presented first floor apartment set within an exclusive gated development, just a short distance from the train station and High Street. Accessed via its own private entrance, the property offers well-designed accommodation featuring an open plan living/kitchen/dining room, 2 bedrooms and a bathroom. Outside benefits from communal gardens, a bin/cycle store and 2 allocated parking spaces.

2 1 1

**Guide Price £260,000**





## 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.

**PRIVATE ENTRANCE**

with entrance door, laminate flooring, radiator, large storage cupboard, further under stairs storage cupboard, stairs leading up the first floor landing.

**FIRST FLOOR****LANDING**

with a Velux window, inset spotlights, laminate flooring, storage cupboard with plumbing for washing machine, airing cupboard, radiator.

**INNER HALLWAY**

with intercom phone system, radiator, inset spotlights, Nest thermostat, loft access (boarded and with lighting).

**OPEN PLAN LIVING/KITCHEN/DINING ROOM**

A dual aspect room with a Velux window to the side aspect and French doors with Juliette balcony, laminate flooring, inset spotlights, 2 radiators.

Kitchen with a range of base units with work surfaces over, stainless steel sink, integral appliances including Lamona electric cooker with 4 ring Lamona hob, extractor hood over, built-in fridge/freezer and built-in dishwasher, tiled splashbacks, extractor fan, inset spotlights, laminate flooring.

**BEDROOM 1**

with a radiator, window to the front aspect.

**BEDROOM 2**

with a radiator, window to the side aspect.

**BATHROOM**

with a low level WC, pedestal wash hand basin, side panel 'P' shaped bath with rainfall shower, inset spotlights, extractor fan, chrome heated towel rail, tiled flooring and tiled walls.

**COMMUNAL GARDEN**

A gated development with 2 allocated parking spaces and a further visitor space. Communal outside storage shed and a bin/cycle store.

**SALES AGENTS NOTES**

Tenure - Leasehold

Length of Lease - 117 years remaining

Annual Ground Rent - £100

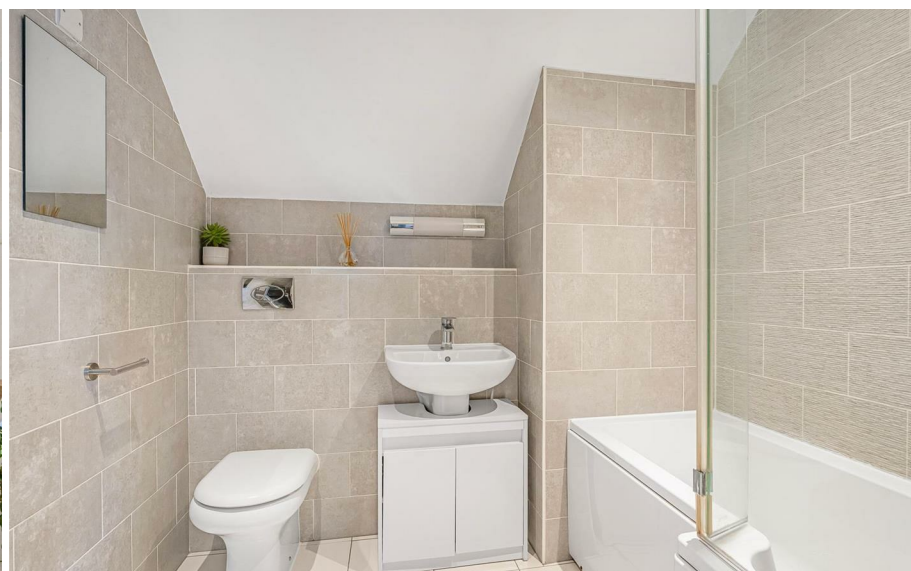
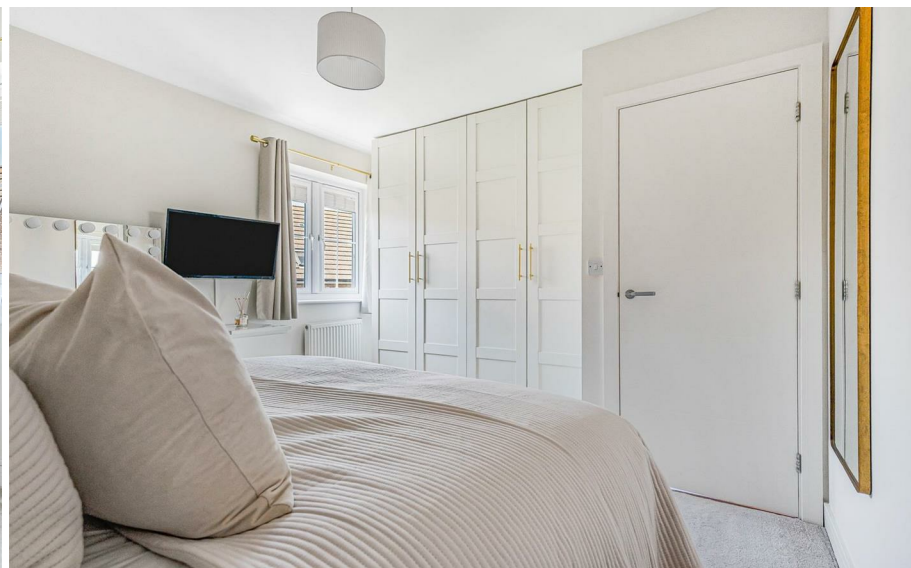
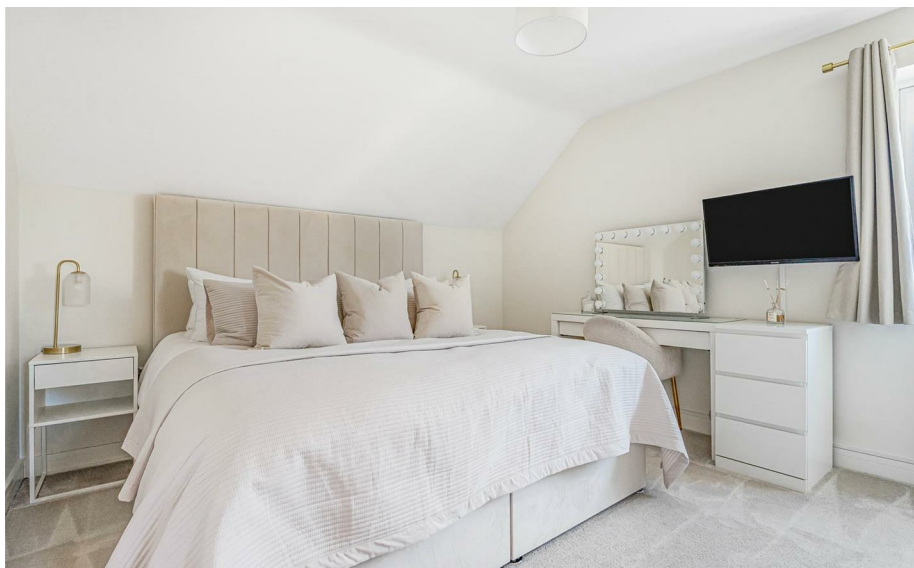
Annual Service Charge - £1,360.87


Service Charge Review Period - Annually

Please note there is a restriction that pets are not allowed to be kept at the property and the apartment cannot be used for trade or business.

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

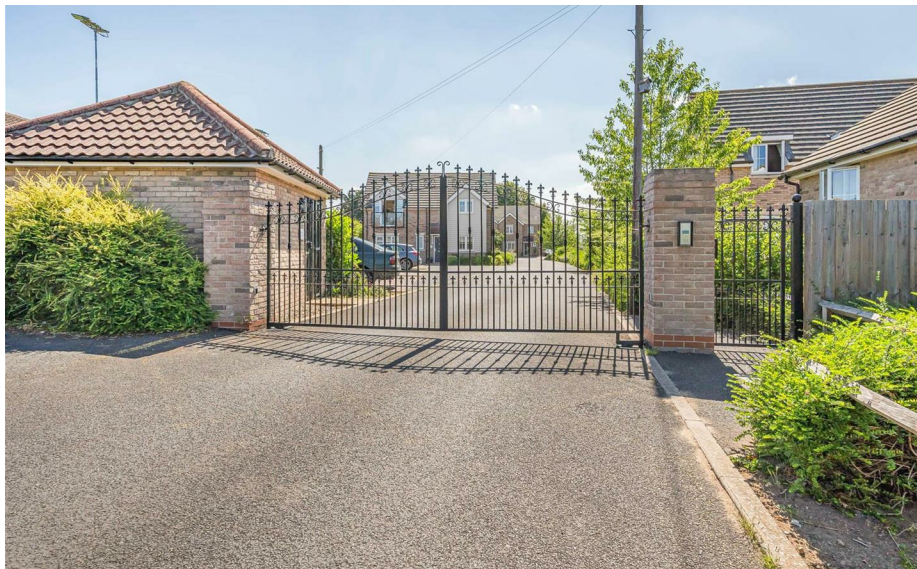




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £260,000  
 Tenure - Leasehold  
 Council Tax Band - B  
 Local Authority - East Cambridgeshire





**Approximate Gross Internal Area 848 sq ft - 79 sq m**

Ground Floor Area 73 sq ft – 7 sq m

First Floor Area 775 sq ft – 72 sq m



Ground Floor 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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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>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

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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