



Fordham Road, Newmarket, CB8 7AQ

**CHEFFINS**



## Fordham Road

Newmarket,  
CB8 7AQ

- 2 Double Bedrooms
- 2 Bathrooms
- Stylish Kitchen With Fitted Appliances
- 2 Allocated Parking Spaces
- Lift Access
- Communal Grounds

A beautifully presented and stylish first floor apartment situated within a contemporary gated development. The property occupies a convenient position in the town and is within easy reach of the amenities and major commuter links. Features include lift access, 2 double bedrooms, 2 bathrooms and parking for two vehicles.

2 2 1

**Guide Price £315,000**





## 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.

**OPEN PLAN KITCHEN**

The kitchen comprises a range of high quality cotemporary fitted wall and base units with Corin worksurfaces over, inset butler style stainless steel sink with mixer tap and inset drainer, inset for 4 point Bosch induction hob with fitted extractor hood above, integrated Bosch dishwasher, integrated Bosch waist height oven and grill, integrated full height fridge/freezer, integrated Bosch washer dryer, soft close drawers and cupboards, breakfast bar, tiled Karndean flooring with under floor heating, wall mounted telephone intercom system, opening through to;

**LIVING/DINING AREA**

with a double glazed window to the side aspect and sash window to the front aspect, tiled Karndean flooring with under floor heating, large storage cupboard housing wall mounted Ideal boiler and access to the under floor heating point.

**PRIMARY BEDROOM**

with a double glazed sash window to the side aspect, under floor heating, built-in wardrobe with mirrored sliding door.

**ENSUITE SHOWER ROOM**

with contemporary high quality white suite comprising low level WC with concealed flush, hand wash basin with vanity soft close drawers below, double walk-in shower with wall mounted mains directional shower and header shower with tiled surround and glass screen, extractor fan, tiled floor and walls, under floor heating, wall mounted heated towel rail.

**BEDROOM 2**

with a double glazed sash window to the front aspect, built-in wardrobe with mirrored sliding door, under floor heating.

**SHOWER ROOM**

with contemporary high quality white suite comprising low level WC with concealed flush, hand wash basin with vanity soft close drawers below, double walk-in shower with tiled surround, wall mounted mains directional shower and header shower, double glazed privacy window to the side aspect, extractor fan, tiled floor and walls, under floor heating, wall mounted heated towel rail.

**OUTSIDE**

The property is approached via electronic gates which are controlled by a high security intercom system, leading to 2 allocated parking spaces.

**SALES AGENTS NOTES**

Tenure - Leasehold with share of freehold

Length of Lease - 999 years from January 2018.

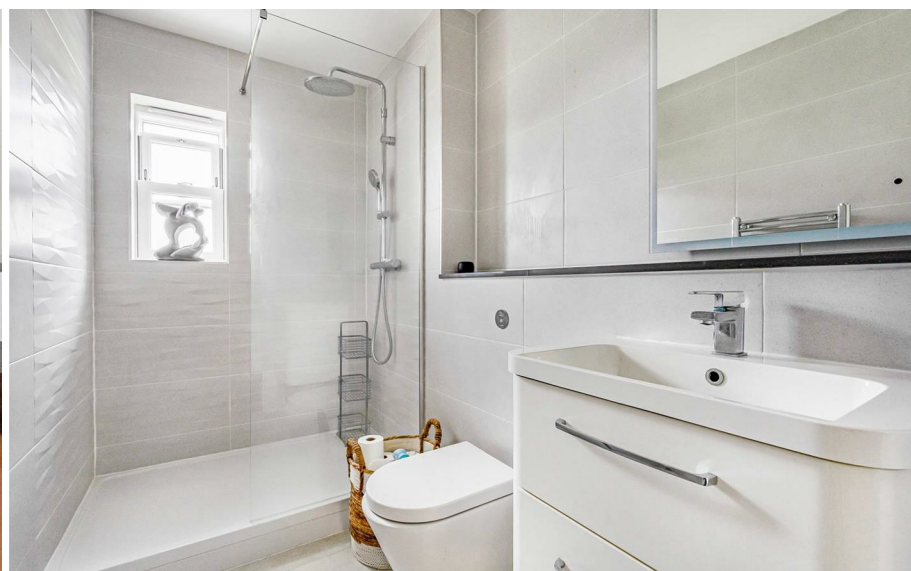
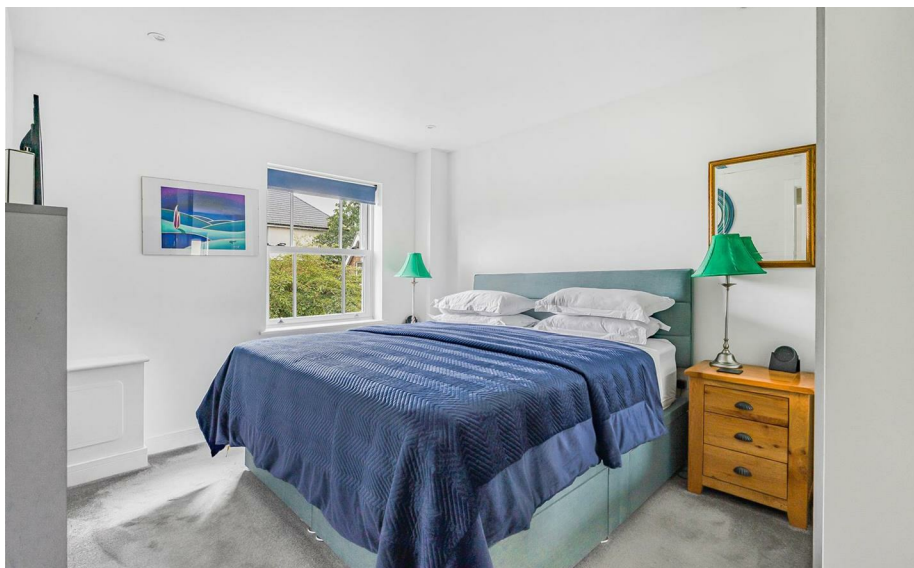
Annual Ground Rent - £0

Annual Service Charge - £497 payable per quarter (£1,988 per year)


Service Charge Review Period - Annually

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





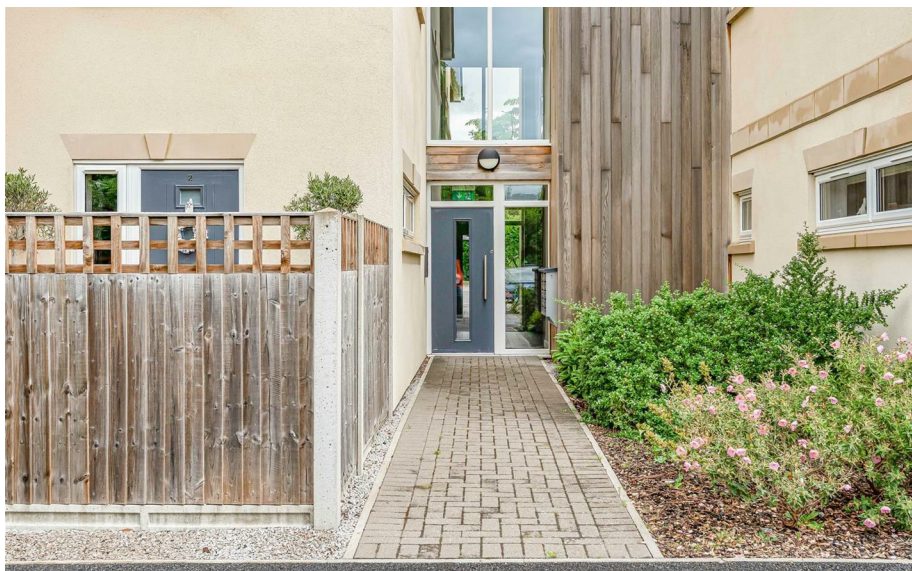


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Guide Price £315,000  
 Tenure - Leasehold - Share of Freehold  
 Council Tax Band - D  
 Local Authority - West Suffolk









## First Floor



Approx. gross internal floor area 74 sqm (800 sqft)

**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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.

