



Skeaping Close, Newmarket, CB8 0GQ

CHEFFINS

Skeaping Close

Newmarket,
CB8 0GQ

- First Floor Apartment
- 2 Bedrooms
- Open Plan Kitchen/Living/Dining Room
- 1 Allocated Parking Space
- Town Location
- NO CHAIN

A well presented first floor apartment located within a popular residential area situated close to Newmarket town centre. The property is offered with NO CHAIN and features an open plan kitchen/living/dining 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 £155,000





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.



FIRST FLOOR

619 sq.ft. (57.6 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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 £155,000
 Tenure - Leasehold
 Council Tax Band - A
 Local Authority - West Suffolk



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>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | 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.

