



# **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.



# Offers In Excess Of £155,000



# CHEFFINS















## **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.

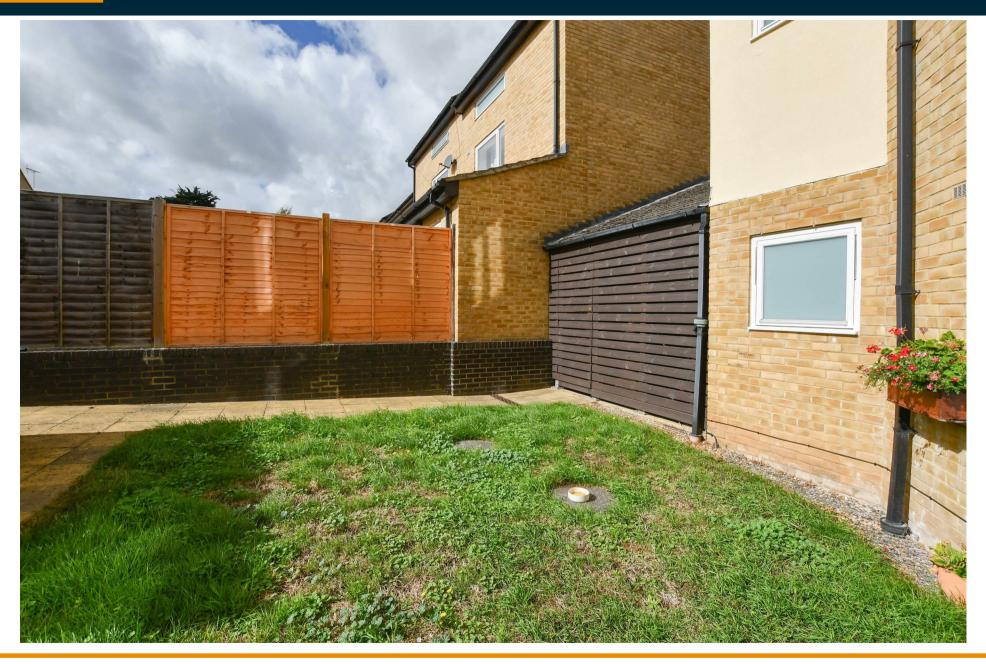
Service Charge Review Period - Annually

Parking - 1 Allocated Parking Space

Heating sources - Gas Central Heating

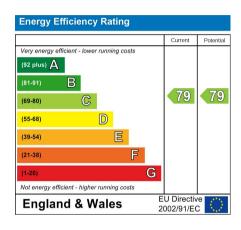
For more information on this property, please refer to the Material Information Brochure on our website.





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## FIRST FLOOR 619 sq.ft. (57.6 sq.m.) approx.



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: <a href="https://www.gov.uk/stamp-duty-land-tax/residential-property-rates">https://www.gov.uk/stamp-duty-land-tax/residential-property-rates</a>.







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