



Noel Murless Drive, Newmarket, CB8 0DS

CHEFFINS

Noel Murless Drive

Newmarket,
CB8 0DS

- First Floor Apartment
- 2 Bedrooms
- Generous Living/Dining Room
- Private Garden Area
- Off-Road Parking Available
- Convenient Town Location
- NO CHAIN

A spacious and well presented 2 bedroom first floor apartment, ideally situated within walking distance of the High Street and a range of local amenities. The property benefits from a private rear garden laid to lawn, an external lockable store and access to off-road parking in a shared residents car park located to the rear.

🛏️ 2 🚿 1 🛏️ 1

Guide Price £170,000





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.

ENTRANCE HALL

with an entrance door, cloaks cupboard, airing cupboard and further storage cupboard.

LIVING/DINING ROOM

A generous reception room with French doors opening onto a balcony to the front aspect.

KITCHEN

with a range of wall and base units with worktop, inset sink, integrated appliances include an electric oven with induction hob and extractor hood over, space and plumbing for washing machine and tumble dryer, space for fridge/freezer, tiled flooring, window to the rear aspect.

BEDROOM 1

A double bedroom with fitted double wardrobe and a window to the front aspect.

BEDROOM 2

with a built-in wardrobe and a window to the rear aspect.

BATHROOM

with a panelled bath with shower over, low level WC, pedestal sink unit, extensively tiled walls and flooring, window to the rear aspect.

OUTSIDE

Gated access provides a right of way across the neighbours garden, leading to a designated private garden area mainly laid to lawn.

Private external shed/store cupboard.

Off-road parking is available in two shared residents' car parks located to the rear of the property.

Sales Agents Notes

Tenure – Leasehold

Length of Lease – 86 years remaining

Annual Ground Rent – £10

Annual Service Charge – £438.79

Service Charge Review Period – Annually

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



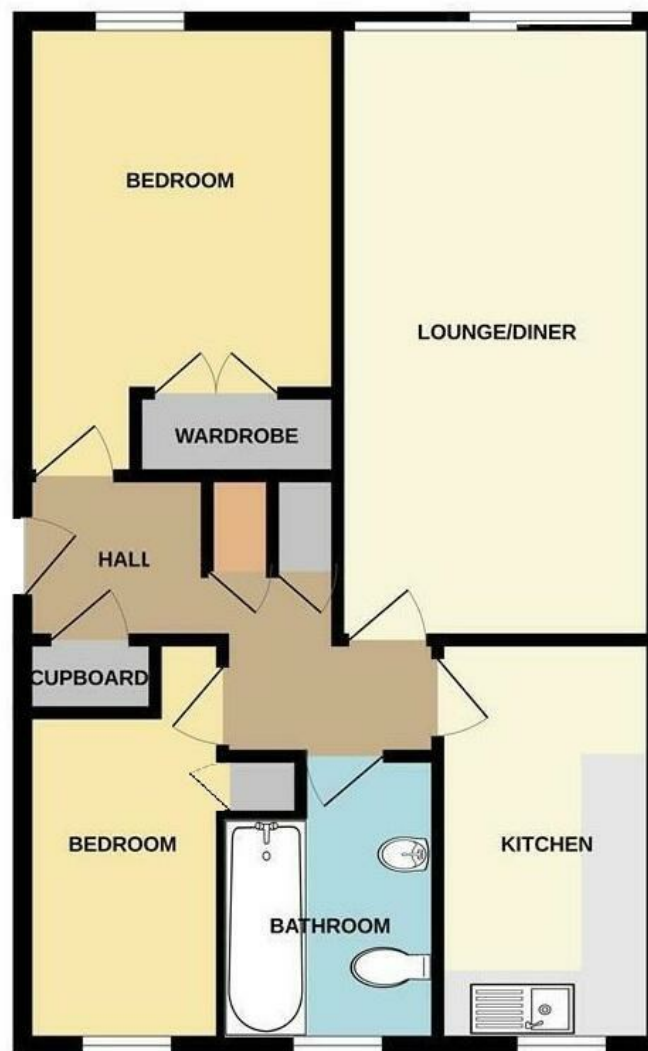
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £170,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - West Suffolk



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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



CHEFFINS