



Heath Road, Newmarket, CB8 8AY



Heath Road

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CB8 8AY

- First Floor Apartment
- 2 Bedrooms
- Newly Fitted Carpets
- Over 55's Warden Assisted Development
- Garage & Off-Road Parking
- Adjacent to Warren Hill Gallops
- Lift Access
- NO CHAIN

An exclusive over 55's warden assisted development set in a peaceful location, close to local amenities and adjacent to the renowned Warren Hill gallops. This newly refurbished 2 bedroom first floor apartment benefits from lift access, well maintained communal gardens, off-road parking and a garage with power and light. NO CHAIN.

 2  1  1

Guide Price £160,000





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, newly fitted carpets, inset spotlights, loft access, radiator, security warden control system, built-in storage cupboard.

KITCHEN

with a range of matching wall and base units with work surfaces over, stainless steel sink, space for oven with extractor hood over, space and plumbing for washing machine, tiled splashbacks, cupboard housing Vaillant gas fired boiler, vinyl flooring, radiator, double glazed window to the front aspect.

LIVING ROOM

with a radiator, newly fitted carpet, double glazed box window to the rear aspect overlooking the communal gardens.

BEDROOM 1

with a radiator, built-in wardrobe, newly fitted carpets, double glazed window to the rear aspect overlooking the communal gardens.

BEDROOM 2

with a radiator, newly fitted carpets, double glazed window to the side aspect.

SHOWER ROOM

with a refitted suite comprising a low level WC, large shower cubicle, vanity wash hand basin, heated towel rail, inset spotlights, tiled splashbacks, vinyl flooring, double glazed window to the side aspect.

COMMUNAL GARDENS

The development is set within well manicured communal gardens with flowers, shrubs and trees with seating areas.

A gravelled area provides residents ample parking on a first come first serve basis.

GARAGE

with an up and over door, power and light.

SALES AGENTS NOTES

Tenure - Leasehold

Length of Lease - 87 years remaining

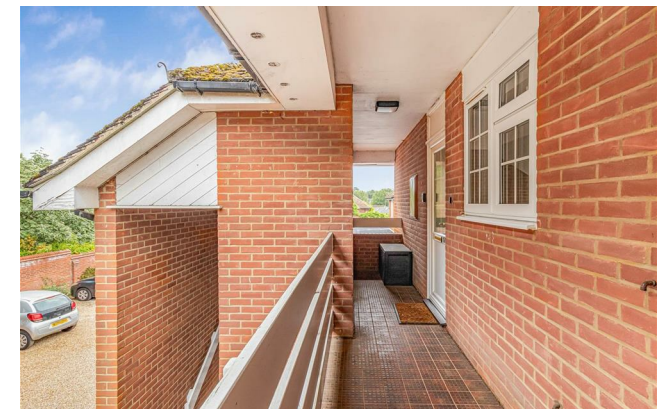
Annual Ground Rent - £250

Annual Service Charge - Approx. £3,800


Service Charge Review Period - Annually

Development for over 55's only.

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





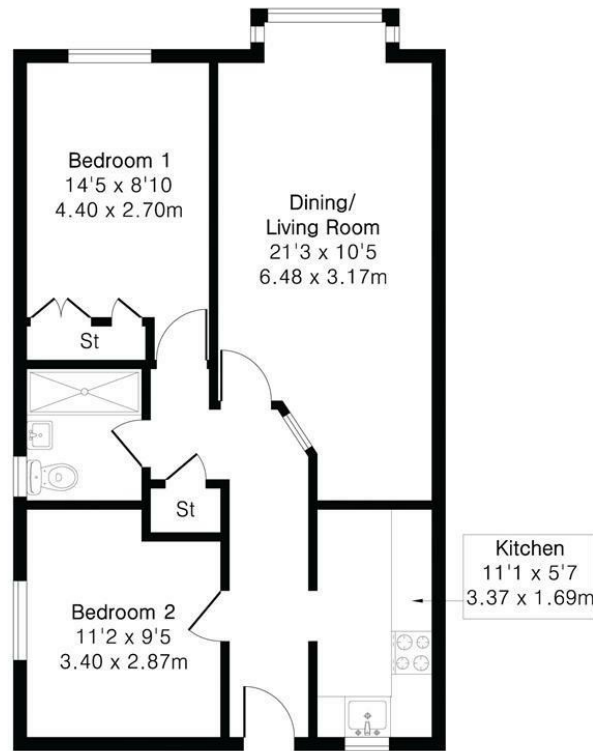
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £160,000
 Tenure - Leasehold
 Council Tax Band - B
 Local Authority - West Suffolk



Approximate Gross Internal Area 656 sq ft - 61 sq m



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.



[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.

