



Meadow Lane, Newmarket, CB8 8FZ

**CHEFFINS**



## Meadow Lane

Newmarket,  
CB8 8FZ

- 50% Equity Share
- Ground Floor Apartment
- 2 Bedrooms
- Open Plan Kitchen/Living Room
- Allocated Parking Space

A 2 bedroom ground floor apartment located in a quiet cul-de-sac position on this popular development. The property benefits from an open plan living room/kitchen, 2 bedrooms, a bathroom, communal gardens and an allocated parking space. The property is offered as a 50% equity share.



**Guide Price £110,000**





## 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 PORCH

with entrance door, radiator, electrics.

## OPEN PLAN LIVING ROOM

with 2 radiators and 2 windows to the front aspect.

## OPEN PLAN KITCHEN

with a range of matching wall and base units with stainless steel sink, water softener, space and plumbing for appliances, wall mounted gas boiler, a storage cupboard, vinyl flooring, tiled splashbacks.

## INNER HALLWAY

with a storage cupboard.

## BEDROOM 1

with a radiator, window to the rear aspect.

## BEDROOM 2

with a radiator, window to the rear aspect.

## BATHROOM

with a 3 piece suite comprising a low level WC, side panel bath with shower over and glass screen, tiled splashbacks, pedestal wash hand basin, radiator, extractor fan.

## OUTSIDE

The front of the property is enclosed by hedgerow with a path leading to the entrance door and a small lawned area.

Communal gardens to the rear and an allocated parking space to the side.

## Sales Agents Notes

Tenure - Leasehold (50% Shared Ownership)

Length of Lease - 84 years remaining

Monthly Rent on Remaining 50% Share - £303.17

Monthly Service Charge - £124.25

Typically, Shared Ownership properties are purchased by first time buyers but if you have owned a property before, you may still be eligible as long as your household income will be below £80,000 and you do not own another property at the time of purchasing the shared ownership property. To find out more contact The Cambridge Housing Society and/or visit <https://www.gov.uk/shared-ownership-scheme>.

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

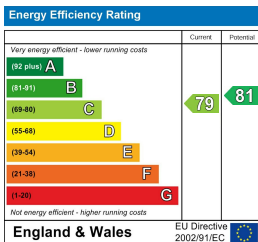








Approximate Gross Internal Area 631 sq ft - 59 sq m



Guide Price £110,000

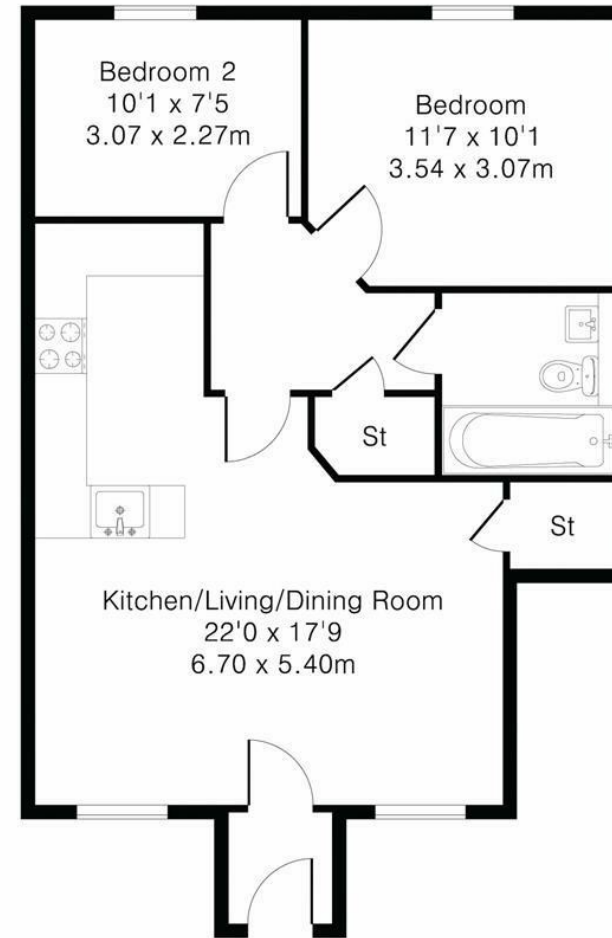
Tenure - Leasehold

Council Tax Band - B

Local Authority - East Cambridgeshire



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Ground Floor

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.

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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.

