



Clarendon House, 194 High Street, Newmarket, CB8 9AP

**CHEFFINS**

## Clarendon House 194 High Street

Newmarket,  
CB8 9AP

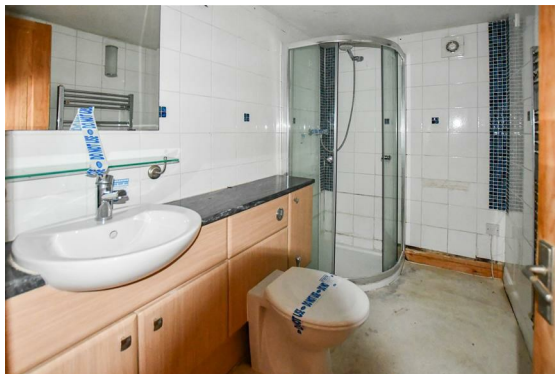
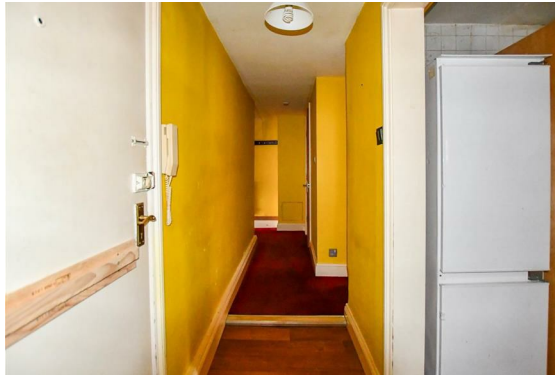
- CASH BUYERS ONLY
- 2 Bedroom Flat
- Close to Town Centre
- Communal Garden
- Garage
- No Chain
- Leasehold – 45 Years Remaining

A 2 bedroom flat forming part of a Grade II listed period property and ideally situated within easy reach of the town centre. Offered to CASH BUYERS ONLY, this property presents an excellent opportunity for renovation and modernisation throughout. The accommodation includes 2 bedrooms, a living room, fitted kitchen, a cloakroom and shower room. Externally the property benefits from access to a communal garden and a garage located to the rear. NO CHAIN.

2 1 1

**Guide Price £90,000**





## 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 entrance door into flat.

**ENTRANCE HALL**

with 2 radiators.

**LIVING ROOM**

with 3 ground level windows to the front aspect and 3 to the side aspect, radiator, shelving, hatch through to the kitchen.

**KITCHEN**

with a range of base units with work surfaces over, stainless steel sink, electric oven, 4 ring gas hob with extractor hood over, space and plumbing for appliances, tiled splashbacks, window to ground level, Vaillant gas boiler, vinyl flooring.

**CLOAKROOM**

with a low level WC, pedestal wash hand basin, radiator, vinyl flooring, tiled splashbacks.

**BEDROOM 1**

A bay fronted room with 3 sash windows, radiator.

**BEDROOM 2**

with 2 ground level windows, radiator.

**SHOWER ROOM**

with a vanity wash hand basin, low level WC, shower cubicle with glass screen, tiled walls, heated towel rail, extractor fan, vinyl flooring.

**OUTSIDE**

Communal gardens laid to lawn with pathway access and a seating area.

**GARAGE**

Located in a block to the rear of the property with an up and over door to the front.

**Sales Agents Notes**

Tenure - Leasehold

Length of Lease - 45 years remaining

Annual Ground Rent - £0

Annual Service Charge - £2,100

Service Charge Review Period - Annually

The property is Grade 2 Listed and located within a conservation area.

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

Please note, due to the circumstances of this sale, the property is being sold via a third party and the material information provided is limited and may require further investigation if you were to proceed.



| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            | 72                         | 81                                                                                |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

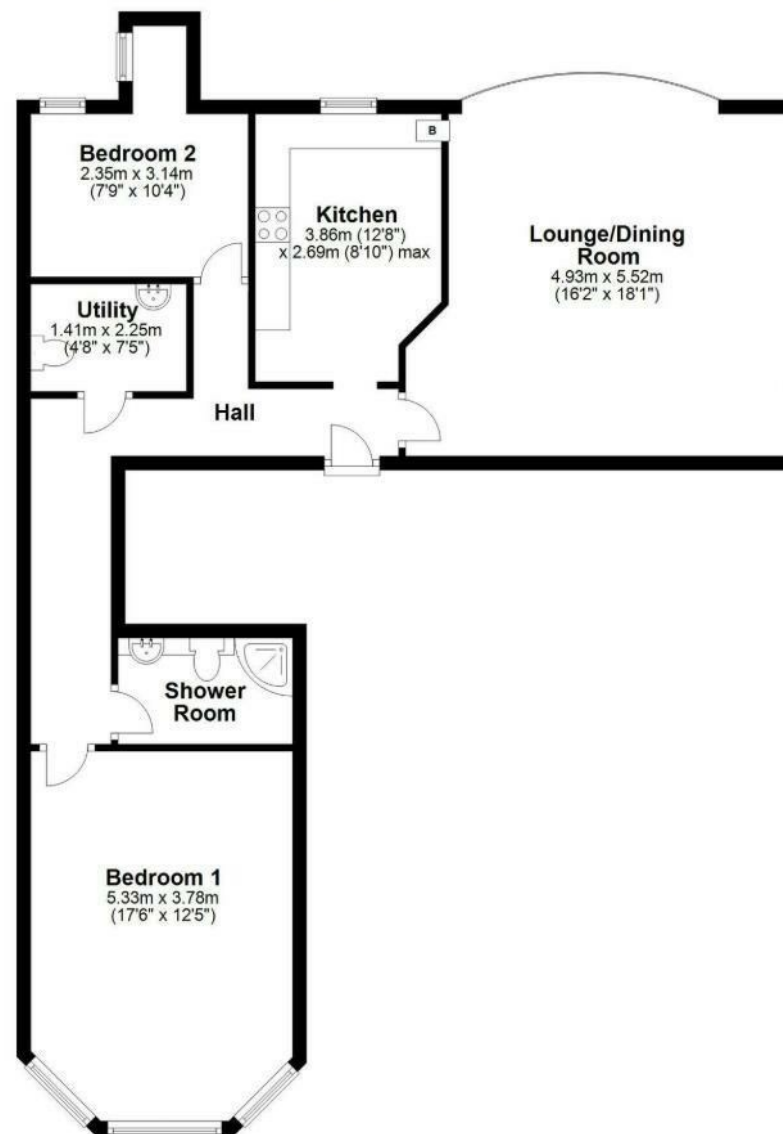
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Tenure - Leasehold - Share of Freehold

Council Tax Band - B

Local Authority - West Suffolk

**Ground Floor**  
Approx. 83.5 sq. metres (898.4 sq. feet)



Total area: approx. 83.5 sq. metres (898.4 sq. feet)

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](http://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.



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