

St. Marys Square, Newmarket, CB8 0HZ

CHEFFINS

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Newmarket,
CB8 0HZ

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Guide Price £115,000

A 1 bedroom top floor flat conveniently situated just a short distance from the High Street. The property benefits from a living room with a feature fireplace, a double bedroom with ensuite shower room and a modern kitchen. Offered with NO CHAIN - Viewing is Recommended.



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 a communal entrance door, stairs leading up to the top floor apartment.

ENTRANCE HALL
with newly fitted carpet and entrance door.

SITTING ROOM
with newly fitted carpet, a feature fireplace with tiled hearth, brick surround, cast iron grate, electric convector heater, 3 windows to the rear aspect.

KITCHEN
with a range of modern fitted wall and base units, a stainless steel sink and drainer, worktops and upstands, integrated stainless steel electric oven and grill with 4-ring ceramic hob, stainless steel splashback and extractor hood over, space and plumbing for washing machine, electric convector heater, laminate flooring, window to the front aspect.

BEDROOM
with newly fitted carpet, an electric convector heater, window to the front aspect.

ENSUITE SHOWER ROOM
with a tiled shower cubicle, hand basin with mixer tap and cupboard storage under, low level WC, tile effect flooring, extractor fan, recessed ceiling lighting.

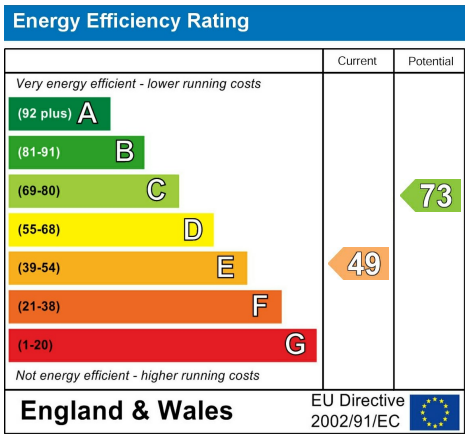
Sales Agents Notes

Tenure - Leasehold
Length of Lease - 112 years remaining
Annual Ground Rent - £110 approx.
Annual Service Charge – £220 approx.
Service Charge Review Period - Annually.
Listed – Grade 2 Listed
Conservation Area – Yes Newmarket

Parking is available in nearby car parks, see West Suffolk gov website for info on costs/permits. https://www.westsuffolk.gov.uk/parking/park-season-tickets.cfm

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



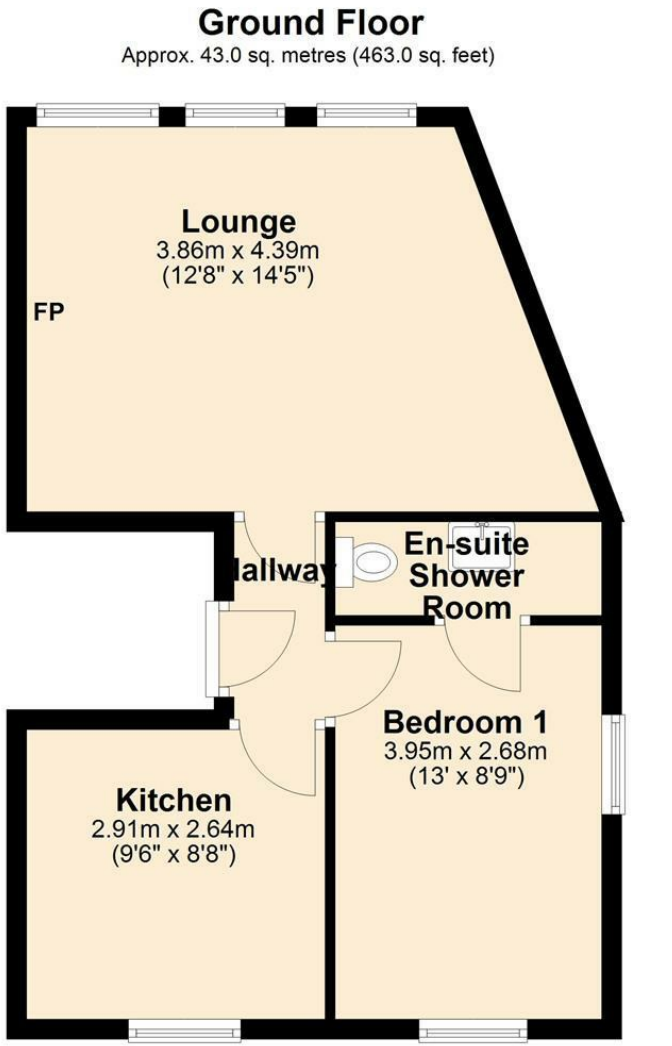


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Tenure - Leasehold

Council Tax Band - A

Local Authority - West Suffolk



Total area: approx. 43.0 sq. metres (463.0 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.

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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.

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