



MERIDIAN GARDENS | NEWMARKET

Desirable & Secure Location Close to Town Centre

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Guide Price £415,000 Leasehold

FEATURES

- Walking Distance to Town Centre
- Waitrose and Bedford Lodge Gym/Spa/Restaurant within Walking Distance
- No Chain
- Luxury Bathroom and En-suite to Master Bedroom
- Gas Fireplace with Remote Control
- Patio Dining area with access out onto well kept communal gardens
- Popular Bury Road Location Backing onto Warren Hill Horse Training Grounds and Heath
- Easy Access to Cambridge Via A14 or Train (Newmarket Station)
- Underfloor Heating throughout

DESCRIPTION

Immaculately presented two bedroom ground floor apartment in this desirable development along Bury Road. The apartment is positioned towards the rear of development, adjacent to the Gallops and within walking distance of the town centre. This stunning apartment offers spacious accommodation throughout and benefits from underfloor heating, high specification kitchen with separate utility cupboard, luxury shower room and en-suite bathroom. Covered patio ideal for alfresco dining with access to mature gardens and allocated parking.

ACCOMMODATION

Communal Entrance Hall

Security intercom allowing access to only 3 apartments in the block.

Hallway

Intercom phone, Airing/storage cupboard, Double utility cupboard with water softener, space and plumbing for washing machine and tumble dryer, fitted book case/display cabinet with cupboards under.



Living/Dining Room 22'4" x 18'11" (6.81m x 5.77m)

Feature Gas Fireplace with remote control, spotlights to ceiling, Double glazed sliding doors to patio area.

Kitchen 17'9" x 7'11" (5.43m x 2.43m)

Wide range of wall & Base units with Minerelle solid work-surfaces over, one & a half bowl stainless steel sink and drainer with Quooker tap, integrated electric oven and combination microwave with cooker hood over integrated induction hob, dishwasher and fridge/freezer, ceramic tiled flooring, spotlights to ceilings, under cupboard TV, window to the side aspect.

Shower Room

Walk-in shower cubicle, Inset hand wash basin, enclosed WC, heated towel rail, ceramic tiled flooring.

Master Bedroom 16'7" x 15'1" (5.08m x 4.60m)

Built-in wardrobes, windows overlooking well kept gardens. Spotlights to ceiling.

En-suite Bathroom

Walk-in shower cubicle, panelled bath, hand wash basin with vanity unit, enclosed WC, heated towel rail, ceramic tiled flooring.

Bedroom 2

Built-in Wardrobes, Spotlights to ceiling, Currently used as a study space, enjoying views over well-kept gardens.

Parking & Gardens

Electric Gated Entrance to Meridian Gardens with CCTV Coverage for security. One Allocated under Car Port Parking Space. Three Visitors Parking spaces. Well kept communal gardens with a wide variety of mature trees and shrubs. Storage Shed by by parking area.

Agents Notes

Utilities - Mains Gas & Drainage

Heating - Gas fired boiler supplying water-filled underfloor heat piping throughout and a Log effect gas fire to the living room.

Tenure - Leasehold

Length of Lease - 110 years remaining

Annual Ground Rent - £326.92

Annual Service Charge - £4403

Service Charge Review Period - Annually

Council Tax Band - E

Property Type - Ground Floor Apartment









Approximate Gross Internal Area 1303 sq ft – 121 sq m



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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	81	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		