









welcome to

Skeaping Close, Newmarket

This ground floor flat available as either 50% shared ownership or 100% ownership is the perfect step onto the property ladder for any first time purchaser and offered to the market with no onward chain.

Entrance Hall

Wood door to the side aspect, radiator, intercom door system, doors to...

Boot Room

4' 1" x 5' 6" (1.24m x 1.68m)

Wall hung shelving for storage and newly installed consumer unit/fuse board.

Lounge

12' 9" x 10' 3" (3.89m x 3.12m)

Double glazed window to the front aspect, radiator, television and telephone connection points, opening up into the kitchen space...

Kitchen

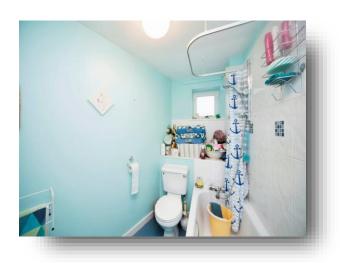
6' 11" x 9' 4" (2.11m x 2.84m)

Range of wall hung and base level units with work top, tiled splash back, stainless steal sink and drainer, integrated electric oven and gas hob, space and plumbing for white goods, wall hung combi boiler and double glazed windows to the rear aspect.









Bedroom One

8' 11" x 10' 11" (2.72m x 3.33m)

Double glazed window to the rear aspect, radiator, full width mirror fronted built in wardrobe.

Bedroom Two

11' 4" x 6' 6" (3.45m x 1.98m)

Double glazed window to the front aspect, radiator.

Family BathroomPartly tiled, bath tub with shower over, obscure double glazed window to the rear aspect, wash hand basin, low level wc, radiator and extractor fan.





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- No Onward Chain
- Two Bedrooms
- 50% Shared Ownership OR 100% Ownership
- Allocated Parking
- Ground Floor

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

offers over

£160,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: NMT104049 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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