

pocock & shaw

Residential sales, lettings & management



13 Garden Court,
Rowley Drive
Newmarket, Suffolk, CB8 0PT

Situated within an attractive development just to the north of the town centre a modern 1st floor two bedroom apartment with a fitted kitchen, off road parking and communal gardens. EPC Rating: C.

Great first time buy or investment.

Guide Price: £175,000



Newmarket renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

First Floor

Entrance Hall

Entrance door, radiator, built in airing cupboard with radiator, additional cupboard, access to the loft space.

Sitting Room 4.00m (13'2") x 3.50m (11'6")
Double glazed window to rear, radiator, central heating thermostat.

Kitchen 3.80m (12'6") x 2.38m (7'10")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for a fridge/freezer, space for a slimline dishwasher, space for a tumble dryer, gas and electric points for cooker with extractor hood over, double glazed window to rear, wall mounted combination boiler serving the heating and hot water systems, radiator.

Bedroom 1 3.53m (11'7") x 3.19m (10'6")
With a double glazed window to the front, radiator.

Bedroom 2 3.53m (11'7") x 1.89m (6'3")
With a double glazed window to the front, radiator.

Bathroom

Fitted with a three piece suite comprising of a bath with shower attachment over and mixer tap, pedestal wash hand basin and low-level WC, double glazed window to the side, radiator.

Outside

Garden Court is set in attractive communal gardens. Each property has 1 allocated parking space in the car park. The property also has an outdoor storage shed.

Tenure

The property is held on a new 110 year lease. There is a service charge and ground rent which is approximately £1200 per year and covers the buildings insurance policy, communal lighting and gardening.

Services

Mains water, gas, drainage and electricity are connected.

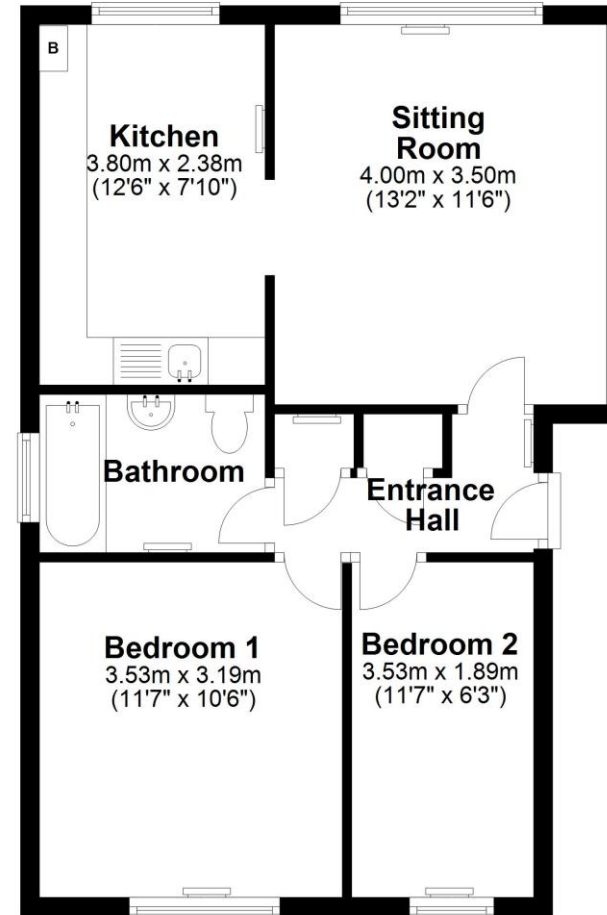
Council Tax Band: B Forest Heath District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS





First Floor



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An independent firm with four local offices and London marketing via the Mayfair Office

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested