



Sunnyside, Park Lane, Newmarket

Pocock + Shaw

1A Sunnyside
Park Lane
Newmarket
CB8 8AX

A very smartly presented ground floor apartment boasting two bedrooms and a garage, strategically positioned in a prime location near the town centre.

EPC: D

Guide Price £220,000



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 Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

With the benefit of a gas fired radiator heating system and UPVc windows in detail the accommodation includes:-

Ground Floor

Kitchen 5.78m (19') x 1.95m (6'5")

Fitted with a range of base and eye level units with worktop space over, 1+1/4 bowl sink unit with single drainer, mixer tap and tiled splashbacks, wall mounted gas boiler serving heating system and domestic hot water, integrated fridge, plumbing for a washing machine, fitted electric oven, built-in four ring gas hob with extractor hood over, window to the side, two built in storage cupboards (one housing the meters), entrance door.

Lounge/Dining Room 7.50m (24'7") x 3.35m (11')

Two windows to the front, two double radiators, wall mounted air conditioning unit.

Inner Hall

Bedroom 1 3.20m (10'6") x 3.16m (10'4")
With two windows to the front, radiator, range of built in wardrobes and wall mounted air conditioning unit.

Bedroom 2 3.42m (11'3") x 2.19m (7'2")
With two windows to the front, radiator, range of built in wardrobes.

Shower Room

Fitted with three piece suite comprising of a large shower enclosure with glass screen, rain shower and side shower, wash hand basin with mixer tap, tiled splashback and shaver point, low-level WC, low level LED lighting, recessed ceiling spot lights, airing cupboard with a hot water cylinder.

Outside

Garage in a block with an up and over door. Communal garden areas with mature planting .

Tenure

The property is leasehold and is held on the residue if a 999year Lease from 25th December 1975. Each leaseholder owns a share of the freehold title of the apartments at Sunnyside. There is an annual service charge of about £700.00 per year for the general upkeep of the communal areas, buildings insurance etc.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area.
The property is in a low flood risk area.



Council Tax Band: B West Suffolk District Council

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



Ground Floor

Approx. 63.0 sq. metres (678.4 sq. feet)



Total area: approx. 63.0 sq. metres (678.4 sq. feet)

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

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