



George Lambton Avenue, Newmarket, Suffolk

Pocock + Shaw



171 George Lambton Avenue  
Newmarket  
Suffolk  
CB8 0BN

This spacious, modern two-bedroom apartment, featuring a private balcony, is perfectly situated within easy reach of the town centre, shopping and leisure facilities. Impressively maintained the apartment offers gas heating, ample storage, allocated garden and strong appeal for both first-time buyers and investor

No chain. EPC:C

Guide Price £165,000





**Location** 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.

**The Property** Situated within a popular and convenient residential area north of the town centre, this light and airy two bedroom first floor apartment occupies a pleasant position and offers well-proportioned living accommodation benefitting from a good size sitting room with a balcony, fitted kitchen, modern bathroom with a shower, PVCU double glazed windows and a gas fired radiator heating system. Outside the apartment boasts its own garden area, purpose built storage shed to the rear and off street parking within a communal parking area, again to the rear. To fully appreciate the accommodation an internal inspection is essential. In detail the accommodation includes:

**Ground Floor** Communal entrance door with entry phone system, door to the garden and stairs to the first floor.

### First Floor

**Hall** Entrance door, radiator, airing cupboard, two further built in cupboards.

**Lounge/Dining Room** 5.70m (18'8") x 3.04m (10')  
A large room with radiator, large window to front and uPVC door to a balcony.

**Kitchen** 3.71m (12'4") x 2.02m (6'7")  
Fitted with a matching range of base and eye level units with worktop space over. Stainless steel sink with mixer tap, plumbing for washing machine, space for tumble

dryer and fridge. Wall mounted gas fired boiler serving the heating and hot water system with window to the rear.

**Bedroom 1** 3.58m (11'9") x 2.88m (9'5")  
With a window to the front, radiator, double wardrobe.

**Bedroom 2** 3.07m (10'1") x 1.84m (6')  
With a window to the rear, radiator, built in cupboard.

**Bathroom** Fitted with three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, window to the rear, radiator.

**Outside** On the ground floor outside the rear door there is a storage shed. Allocated garden area, and a gate to rear parking area.

**Tenure** The property is held on a residue of a 125 year lease starting in February 1989. There is an annual maintenance charge of £?????for this year. This may vary slightly from year to year. Also there is a ground rent of £10 per year.

**Services** Mains water, gas, drainage and electricity are connected.  
The property is not in an conservation area. The property is in a very low flood risk area.  
Internet connection, basic: 7Mbps, Ultrafast: 1000Mbps.  
Mobile phone coverage by the four major carriers available.

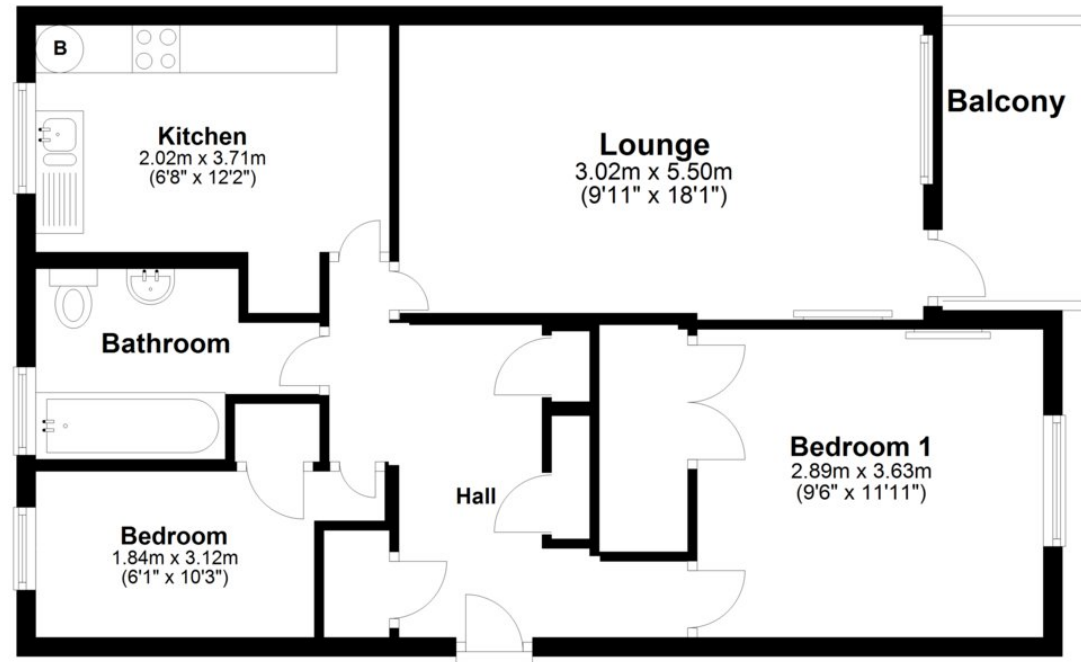
**EPC:** C

**Council Tax** A West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS



## First Floor



Total area: approx. 59.7 sq. metres (642.6 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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