

**pocock & shaw**

Residential sales, lettings & management



10 Weston Way,  
Newmarket, Suffolk ,CB8 7SB

A much improved and well presented ground floor studio flat situated in a popular residential area to the north of the town centre. Sitting/bedroom, dressing room, shower room, fitted kitchen, off road parking and communal garden.

New 170 year Lease.

Great investment or first time buy.

Guide Price: £125,000



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.

Greatly updated and improved in recent years this ground floor studio apartment offers an ideal property for your first home or investment purchase. The property has a modern kitchen and shower room, thermoelastic controlled electric under floor heating and double glazed windows.

The vendor has also extended the lease so the property is being sold with a 170 years to run and no ground rent.

For the investor this property could easily generate an annual yield of about 7.25%.

## Ground Floor

### Communal Entrance Hall

With an entrance door, door leading to the gardens and parking area, stairs to the upper floor.

### Bed/Sitting Room 5.54m (18'2") x 2.78m (9'1")

With a box bay Upvc window to the front, electric under floor heating and large opening to:

### Fitted Kitchen 2.19m (7'2") x 1.66m (5'5")

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 fridge/freezer, fitted electric oven, built-in four ring ceramic hob with extractor hood over, Upvc window to side.

### Dressing Area 1.66m (5'5") x 1.35m (4'5")

With wardrobe and shelving, hot water tank and door to:

### Shower Room

Fitted with a three piece suite comprising of a shower enclosure, wash hand basin in vanity unit with mixer tap and low-level WC, tiled walls, Upvc window to side.

### Outside

the property is surrounded in communal gardens laid to lawn and a communal car parking area to the side.

### Services

Mains water, drainage and electricity are connected.



## Tenure

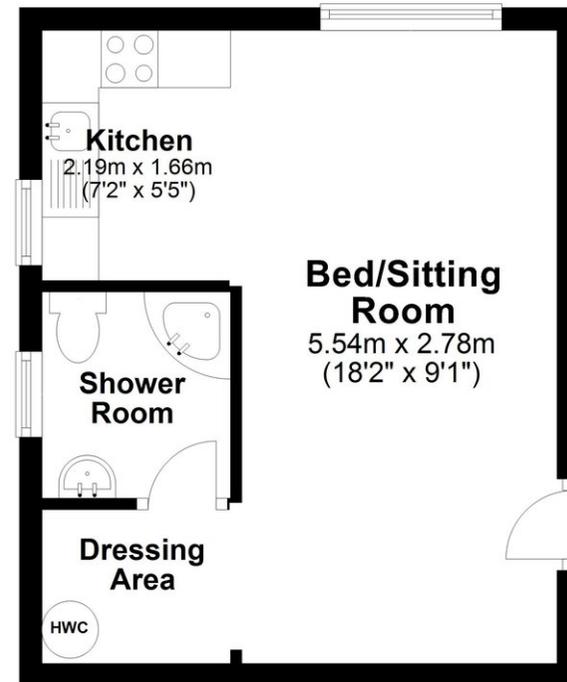
The property is leasehold. The property is held on the residue of a long lease of 170 years. The current service charge is £500 for the current year. There is no ground rent.

**Council Tax Band:** A Forest Heath District Council

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

## Ground Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



Total area: approx. 25.2 sq. metres (270.8 sq. feet)

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**An independent firm with five 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