



Tattersalls Crescent, The Avenue, Newmarket

Pocock + Shaw

18 Tattersalls Crescent
The Avenue
Newmarket
CB8 9AY

A spacious 2 bedroom ground floor apartment with potential for updating and improvement and standing in a prominent position overlooking Tattersalls Horse sales and within walking distance of the railway station. The property is offered with no chain and benefits from an open plan living room/ dining area and fitted kitchen and 2 double bedrooms. Features include communal gardens and a permit controlled private parking area.

Guide Price £165,000



Newmarket is renowned as the British Headquarters of horse racing and offers an interesting and varied range of hotels, restaurants and modern leisure facilities. A regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. A road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, approximately 13 miles from Newmarket.

Accommodation

Entrance hall with a part glazed entrance door.

Living room/ Dining room with an archway opening to the kitchen.

Kitchen with fitted base and wall mounted units, integrated oven and grill with 4 ring electric hob and extractor hood over.

Bedroom 1 with built in cupboard storage.

Bedroom 2

Bathroom with a bath handbasin and low level WC, tiled walls.

Outside To the front of the building is an open plan communal garden and a block paved pathway leading to the front entrance door.

At the rear of the property is a communal garden and a permit controlled parking area with an annual charge of £70.00 for 2 spaces.

Services and tenure

Tenure The property is leasehold with a term of 90 years from 11 September 2017 and 82 years remaining. Service charge for the year 1 April 2025- 31 March 2026 £500. Annual ground rent for 2025 £150.

Services

Mains water, drainage and electricity are connected.

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

The property has a registered title. Internet connection, basic: 20Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available. EPC: C

Council Tax D West Suffolk District Council

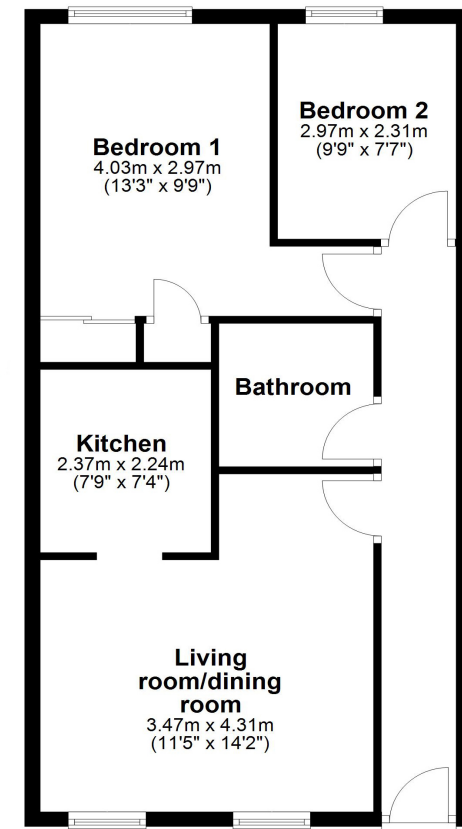
Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 57.8 sq. metres (621.8 sq. feet)

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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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