



Greville Starkey Avenue, Newmarket, Suffolk

Pocock + Shaw

9 Greville Starkey Avenue
Newmarket
Suffolk
CB8 0BX

An excellent 1 bedroom top floor apartment, significantly improved by the current owners and situated in an attractive position in an established residential area. The property is beautifully presented and benefits from an open plan living room/dining room with a balcony, a well equipped modern fitted kitchen and a good sized bedroom. Features include an open plan garden area to the rear and communal parking located nearby.

Guide price £140,000



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, an 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.

Accommodation

Entrance hall with a walk in cupboard, further storage cupboard and cupboard housing the gas fired warm air heating boiler, airing cupboard.

Living room/dining room with a door leading to the balcony.

Balcony with high level views to the front of the property.

Kitchen with a range of modern fitted base and wall mounted units, worktops with inset sink and drainer, integrated stainless steel oven and grill with 4 ring ceramic hob and extractor hood over.

Bedroom

Bathroom with a bath with shower over, hand basin and low level WC.

Outside This 2nd floor apartment is on the top level and is accessed via a communal hallway servicing the 6 apartments. A locked entrance door leads from the front of the building and a further secure door leads to the rear area where the apartment benefits from a locked private storage cupboard and an open plan rear garden area, laid to grass and located close to the rear wall.

Tenure The property is leasehold with 91 years remaining on the current lease (125 years from 1992). Service charge approximately £400 per annum.

Services Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: Mbps, superfast 35Mbps, Ultrafast: 1000Mbps. Mobile phone coverage by the four major carriers available. EPC: D

Council Tax A West Suffolk District Council

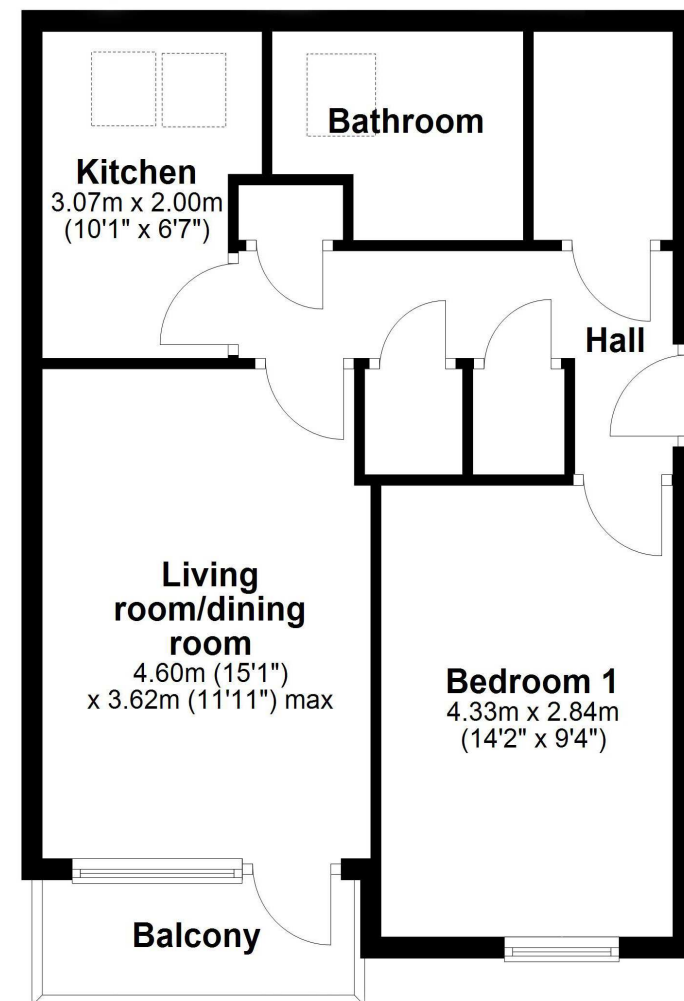
Viewing By Arrangement with Pocock + Shaw PBS



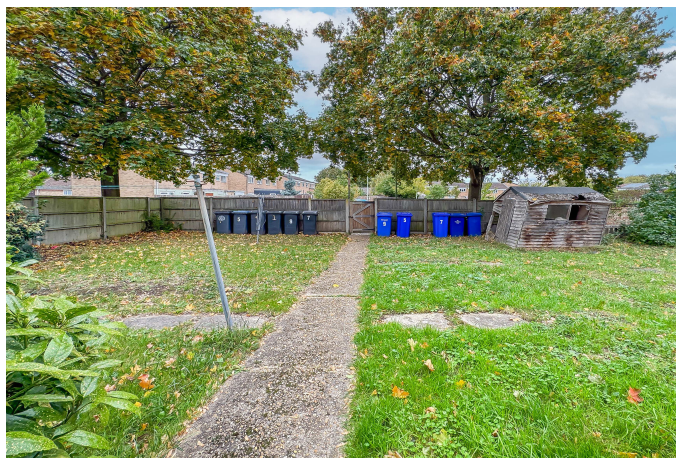


Ground Floor

Approx. 52.5 sq. metres (565.6 sq. feet)



Total area: approx. 52.5 sq. metres (565.6 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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