



Weston Way, Newmarket, Suffolk

Pocock + Shaw

35 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 area, bathroom, fitted kitchen, off road parking and communal garden. Great investment or first time buy.

Guide Price £115,000



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. Great investment or first time buy.

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 bathroom, large bedroom/living space, double glazed windows, electric heating.

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 2.81m (9'2")

With a double glazed window to the front, electric storage heating, laminate flooring, entrance to kitchen and dressing area.

Fitted Kitchen 2.19m (7'2") x 1.62m (5'4")

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, stand alone electric oven and hob, double glazed window to side.

##### Dressing Area

With wardrobe and sink

##### Bathroom

Fitted with a bath and shower overhead, low-level WC, tiled walls, double glazed 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 with 168 years remaining. The current service charge is £500 for the current year. There is no ground rent.

##### Council Tax Band: A West Suffolk District

Council. This property is not in a conservation area and has a very low flood risk.

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

## Ground Floor

