



**1, 2 & 3 Stockbridge House, High Street
Newmarket, CB8 9AP
Offers In Excess Of £200,000**

1, 2 & 3 Stockbridge House, High Street, Newmarket, CB8 9AP

****CASH BUYERS****

An exciting opportunity to purchase a rental investment with a superb YIELD IN THE REGION OF 12%. Set within the heart of the town. Comprising three self contained apartments.

Arranged over the ground and lower ground floors, two 1 bedroom apartments and a 2 bedroom duplex.

Offered with vacant possession and NO ONWARD CHAIN.

FLAT 1 15'7" x 12'3" (4.76 x 3.75)

Laid wooden style flooring, radiator and window to the side aspect.

Kitchen

Fitted with both eye and base level storage units and working tops over, inset stainless steel sink and drainer with mixer tap, integrated fridge/freezer, oven, electric hob and extractor hood and dishwasher. Window to the side aspect.

Bedroom 1 13'8" x 12'9" (4.17 x 3.90)

With radiator and window to the front aspect.

Bedroom 2 13'8" x 12'8" (4.17 x 3.87)

With radiator, window to the front aspect and storage cupboard.

Shower Room

With enclosed shower cubicle.

Cloakroom

Low level WC and wash basin with vanity under.

FLAT 1A 16'0" x 13'2" (4.90 x 4.03)

Laid wooden style flooring, radiator and bay fronted window to the front aspect.

Kitchen

Fitted with both eye and base level storage cupboards and working tops over, stainless steel inset sink and drainer with mixer tap, tiled splashback areas, integrated oven and electric hob with extractor fan, space and plumbing for fridge and washing machine.

Bedroom 12'0" x 7'3" (3.68 x 2.21)

With radiator.

Bathroom

Three piece suit comprising of low level WC, wash basin with vanity under, enclosed shower cubicle and part tiled walls.

FLAT 1B 17'6" max x 13'1" (5.35 max x 4.00)

Fitted with both eye and base level storage units with working tops over, inset stainless steel sink and drainer with mixer tap, tiled splashback areas,

integrated oven and electric hob with extractor hood, space and plumbing for fridge. Radiator and bay fronted window to the front aspect.

Bedroom 8'9" x 7'4" (2.69 x 2.26)

With radiator and window to the rear aspect.

Bathroom ()

Three piece suite comprising of low level WC, pedestal wash basin, enclosed shower cubicle and part tiled walls.

Agency Notes

Each apartment has 118 years.

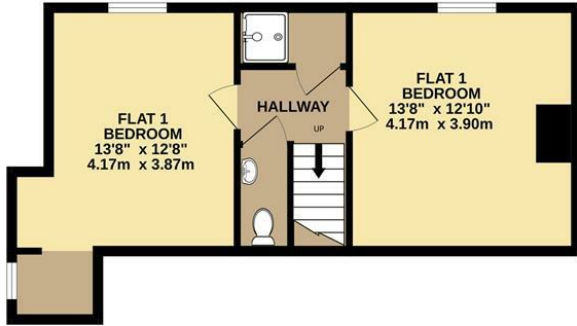
Remaining on the respective leases.

Combined annual ground rent and maintenance of £700 per property.

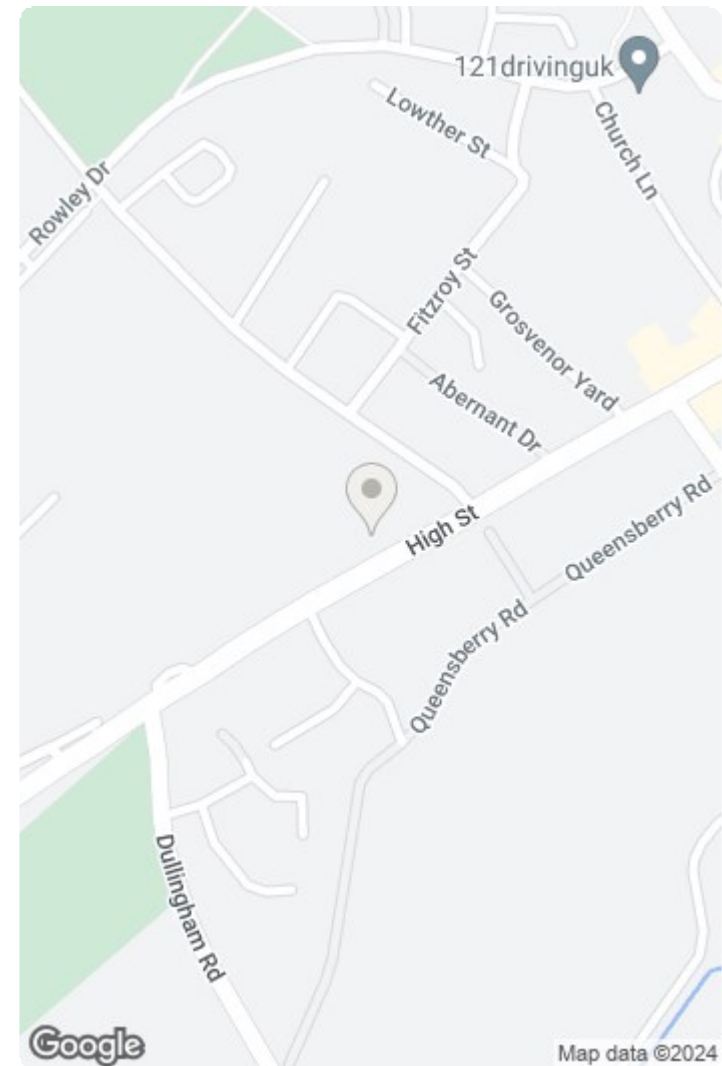
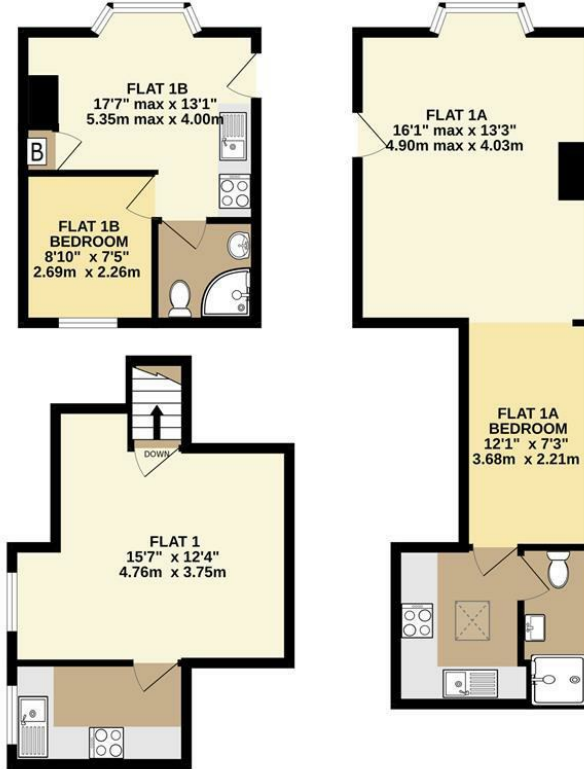
Approx rental yield of 12%.



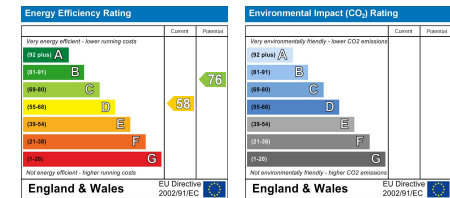
BASEMENT



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

