



**1, 2 & 3 Stockbridge House, High Street  
Newmarket, CB8 9AP  
Offers In Excess Of £150,000**



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

**\*\*CASH BUYERS ONLY\*\***

An exciting opportunity to purchase a rental investment 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.

Also potential to PURCHASE THE FREEHOLD.

### **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**

Potential to purchase the Freehold for £34,000.

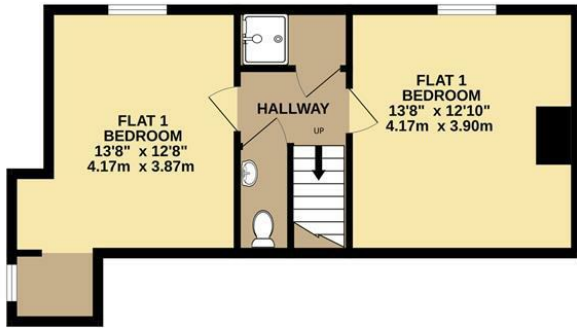
Each apartment has 118 years.

Remaining on the respective leases.

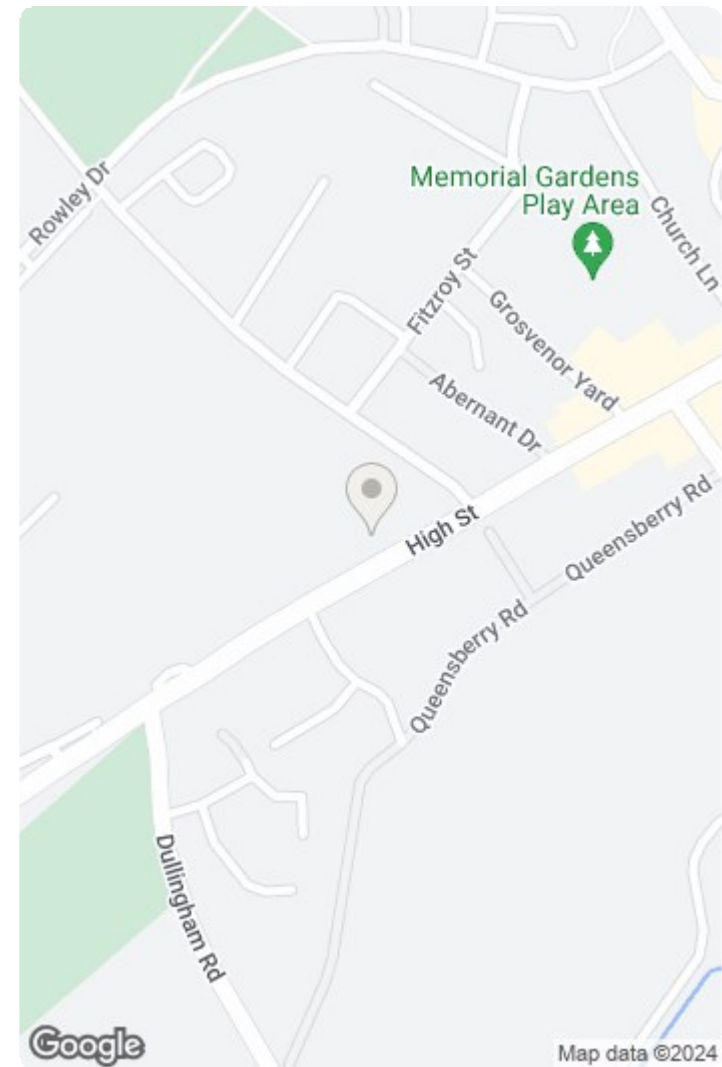
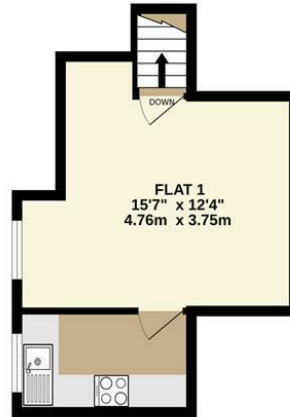
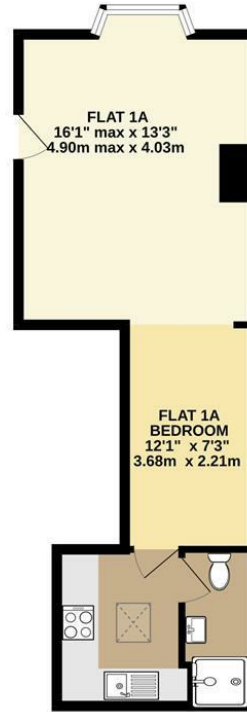
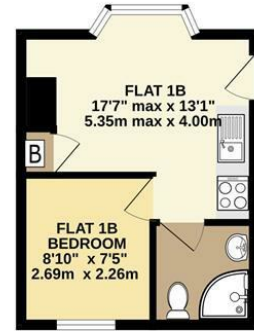
Combined annual ground rent and maintenance of £700 per property.



BASEMENT



GROUND FLOOR



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82 (94) A		Very environmentally friendly - lower CO <sub>2</sub> emissions 82 (94) A	
76 (80) B		81 (91) B	
68 (70) C		76 (80) C	
58 (60) D		70 (74) D	
50 (54) E		64 (68) E	
42 (46) F		58 (62) F	
34 (38) G		52 (56) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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