



**Meadow Lane**  
**Newmarket, CB8 8FZ**  
**50% Shared Ownership £115,000**

**MA**  
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## Meadow Lane, Newmarket, CB8 8FZ

A modern well-presented two bedroom first floor apartment, offered for sale on a 50% shared ownership basis.

The property enjoys a delightful location set within a prestigious 28 acre parkland development off Duchess Drive towards the South/East side of the Town Centre. Offering well designed and spacious accommodation to comprise an entrance porch, open plan sitting/dining room and kitchen, two bedrooms and a superb bathroom.

Benefits include gas fired heating, double glazing, communal garden and allocated off road parking.

### Accommodation Details:

Door with access to staircase leading to front door opening to:

### Entrance Hall

With radiator, fusebox, door to:

### Living/Dining Room/Kitchen 18'6" x 15'8" (5.66 x 4.78)

Open plan living area, radiator, large storage cupboard, two double glazed window to front aspect, kitchen area fitted with a range of eye level base and storage units with working top surfaces over, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for oven with integrated extractor hood, space and plumbing for washing machine, space for fridge/freezer, storage cupboard, wall mounted gas fired boiler, radiator.

### Inner Hallway

With built in storage cupboards, access to roof space.

### Bedroom 1 11'8" x 10'0" (3.58 x 3.05)

Double bedroom with radiator and double glazed window to rear aspect.

### Bedroom 2 10'0" x 7'6" (3.05 x 2.29)

With radiator, telephone connection point, double glazed window to rear aspect.

### Bathroom 5'2" x 5'8" (1.60 x 1.73)

Suite comprising panel bath with plumbed shower over and glass screen, pedestal wash hand basin, low level WC, part tiled walls, tiled flooring, extractor fan, radiator.

### Outside

Attractive open plan communal garden laid to lawn with shrub borders, parking.

### Agency Notes

Ground Rent: £303

Service Charge: £133

### PROPERTY INFORMATION

Maintenance fee - Ground Rent

£303, Service Charge £133 (monthly)

EPC - C

Tenure - 50% Shared Leasehold

Council Tax Band - B (East Cambridgeshire)

Property Type - Apartment

Property Construction - Standard  
Number & Types of Room - Please refer to the floorplan

Square Meters - 61

Parking - allocated parking space

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

Broadband Type - Ultrafast available, Max 1000Mbps download, 220Mbps upload

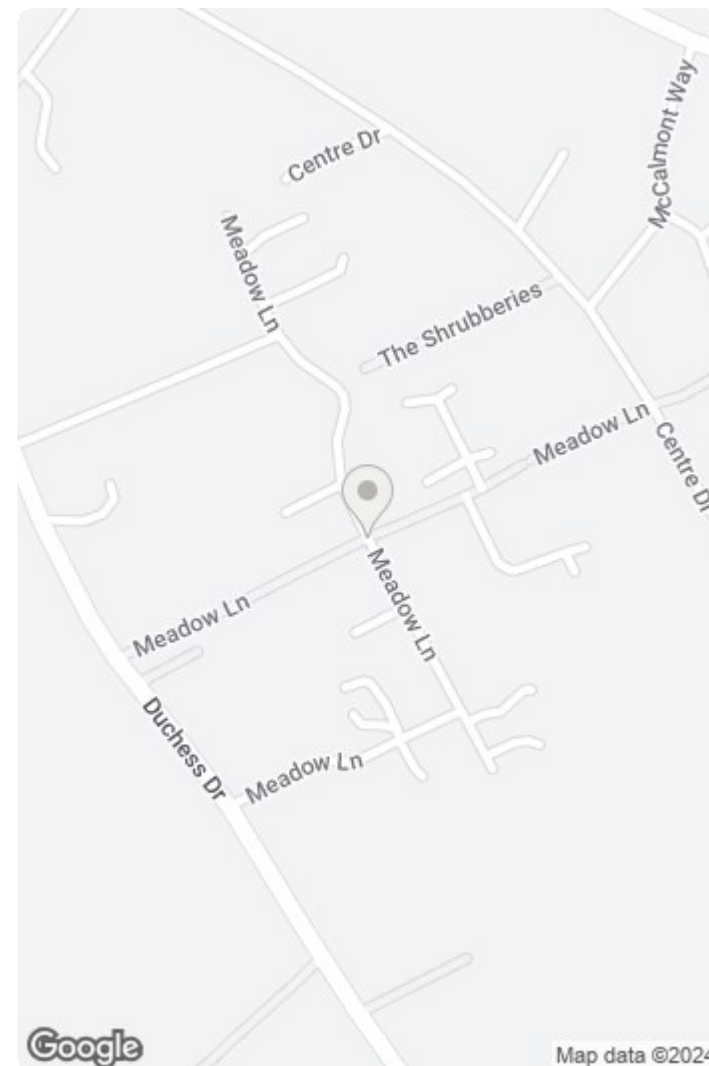
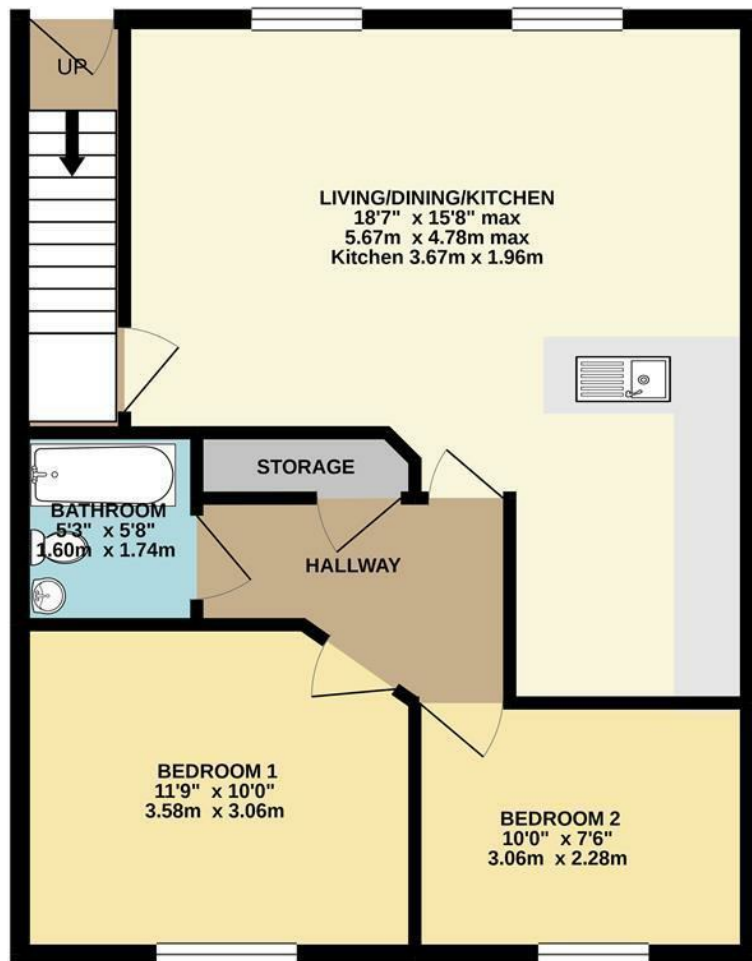
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants

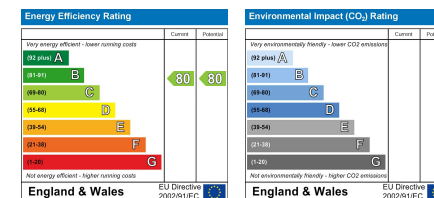
- None that the seller is aware of



GROUND FLOOR



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