



Green Road
Newmarket, Suffolk CB8 9BL
Asking Price £230,000

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Spacious duplex apartment, within the stylish conversion of a town landmark.

Located over the first and second floors, the property comprises communal entrance with stairs to upper landing, into private entrance hall, capacious triple sash living room, kitchen breakfast room, bedroom and shower room. Stairs to open room with Oeil-de-boeuf window. Doors to mansard bedroom and bathroom.

Communal courtyard style outside space and allocated resident parking. The owner will benefit from a share of the freehold and offered with no onward chain.

Accommodation Details

Entrance Hall

Approached via communal hallway, door leading in, staircase rising to first floor, intercom system, radiator, wood effect flooring, doors and access through to:

Living Room 20'3" x 16'2" (6.18m x 4.94m)

Television connection point, radiators, wood effect flooring, triple sash windows to the front aspect.

Kitchen/Breakfast room 13'10" x 10'5" (4.23m x 3.19)

Fitted with a matching range of eye level and base storage units with working top surfaces over, one and a half bowl stainless steel sink with drainer and mixer tap over, built in electric oven with separate 4 ring gas hob and extractor hood above, integrated appliances to include slimline dishwasher and washing machine, tiled splashbacks, wall mounted ideal boiler, radiator, wood effect flooring, window to the front aspect.

Bedroom 1 13'6" x 11'7" (4.13m x 3.54m)

Twin sash windows to the front aspect, radiators.

Shower Room 8'10" x 4'7" (2.71m x 1.42)

Comprising low level WC, pedestal hand wash basin and shower cubicle, radiator, wood effect flooring.

Landing

Large open area, intercom system, radiator, Oeil-de-boeuf window to the front aspect, casement window to rear aspect, doors and access through to:

Bedroom 2 18'6" x 18'3" (5.64m x 5.57m)

Dual aspect room with window to the rear aspect and Velux window to front, radiators.

Bathroom 10'4" x 8'7" (3.17m x 2.62)

Suite comprising low level WC, pedestal hand wash basin and panelled bathtub, heated towel rail, half wall wood panelling, Velux window.

Outside

Externally the property benefits from a communal courtyard area and residents parking.

Agents Notes

Tenure: Share of Freehold.
Service Charge/Ground Rent: £2034 (2022)

PROPERTY INFORMATION

Maintenance fee - See Agents Note
EPC - C

Tenure - Leasehold with share of freehold

Council Tax Band - D (West Suffolk)

Property Type - Apartment

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 99 SQM

Parking - Allocated parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Superfast available, 60Mbps download, 15Mbps upload

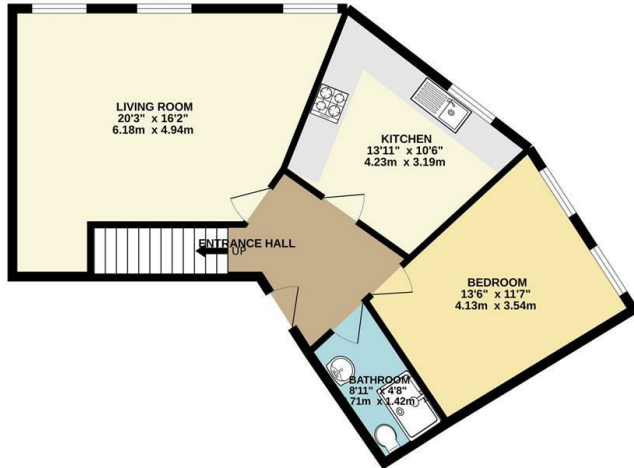
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants

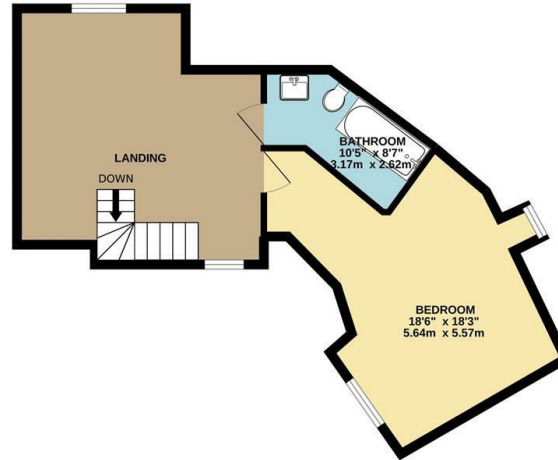
- None that the vendor is aware of



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.

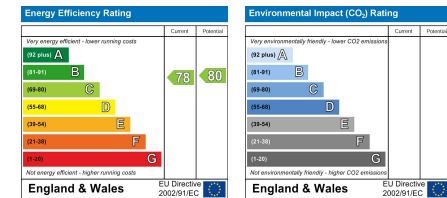
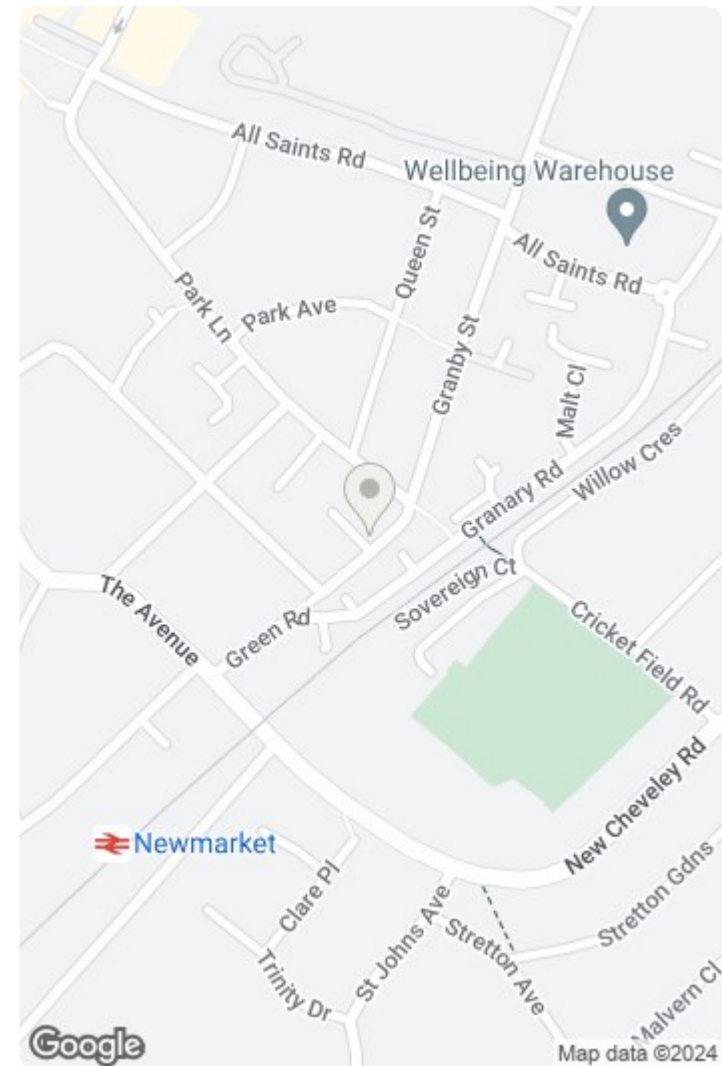


1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.

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.
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