



Weston Way
Newmarket, Suffolk CB8 7SB
Guide Price £145,000

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A well presented first floor apartment set at the end of this no-through road and located in this popular residential development.

Boasting accommodation to include entrance porch, living room/dining room, re-fitted kitchen, double bedroom and bathroom. Double glazed throughout and gas fired central heating.

Externally the property offers garage en-bloc.

Ideal for first time buyers or investor – viewing recommended.

Ground Floor Entrance Hall

Staircase rising to apartment (first floor) with access and door leading through to:

Sitting Room 15'8" x 9'2" (4.8 x 2.8)

With TV connection point, radiator, window to the rear aspect and door through to the:

Inner Hall

With useful storage cupboard, access and door leading through to:

Kitchen 10'2" x 5'6" (3.1 x 1.7)

Fitted with a range of eye level and base storage units with working surfaces, tiled splashbacks inset stainless steel sink unit with mixer tap over, built-in oven, four ring electric hob with extractor hood over, integrated fridge/freezer, space and plumbing for washing machine, wood effect flooring and window to the rear aspect.

Bedroom 1 11'9" x 11'1" (3.6 x 3.4)

Double bedroom with storage cupboard, access to loft space, radiator and window to the front aspect.

Bathroom 5'10" x 5'6" (1.8 x 1.7)

Suite comprising of panel sided bath with tiled surround and shower over with glass screen, pedestal wash hand basin, low level WC, heated towel rail, extractor fan.

Garage En-Bloc

Garage with up and over style door.

Outside - Front

Pathway access to the property with adjacent communal lawned area, door to outside, storage cupboard.

Agents Note

Lease: Newly extended - now 168 years
Ground Rent: £90/annum (paid 6 monthly)

Service Charge: £230/annum (relates to buildings insurance)

PROPERTY INFORMATION

Maintenance fee - see Agents Notes

EPC - TBC

Tenure - Leasehold

Council Tax Band - A (West Suffolk)

Property Type - Apartment

Property Construction – Standard

Number & Types of Room –

Please refer to the floorplan

Square Meters - 38 SQM

Parking –

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

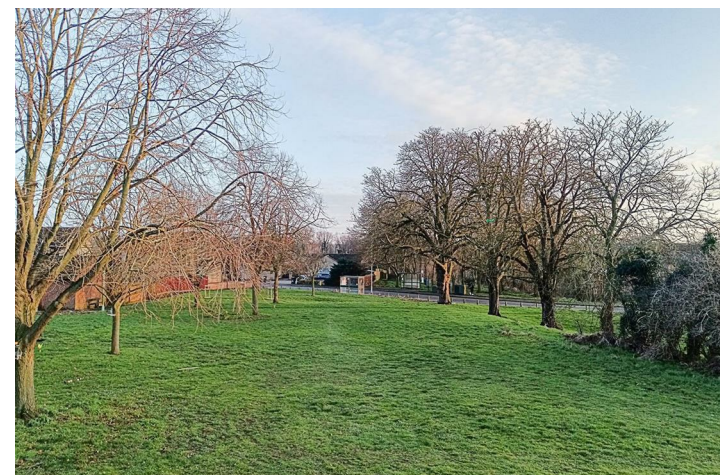
Broadband Connected - tbc

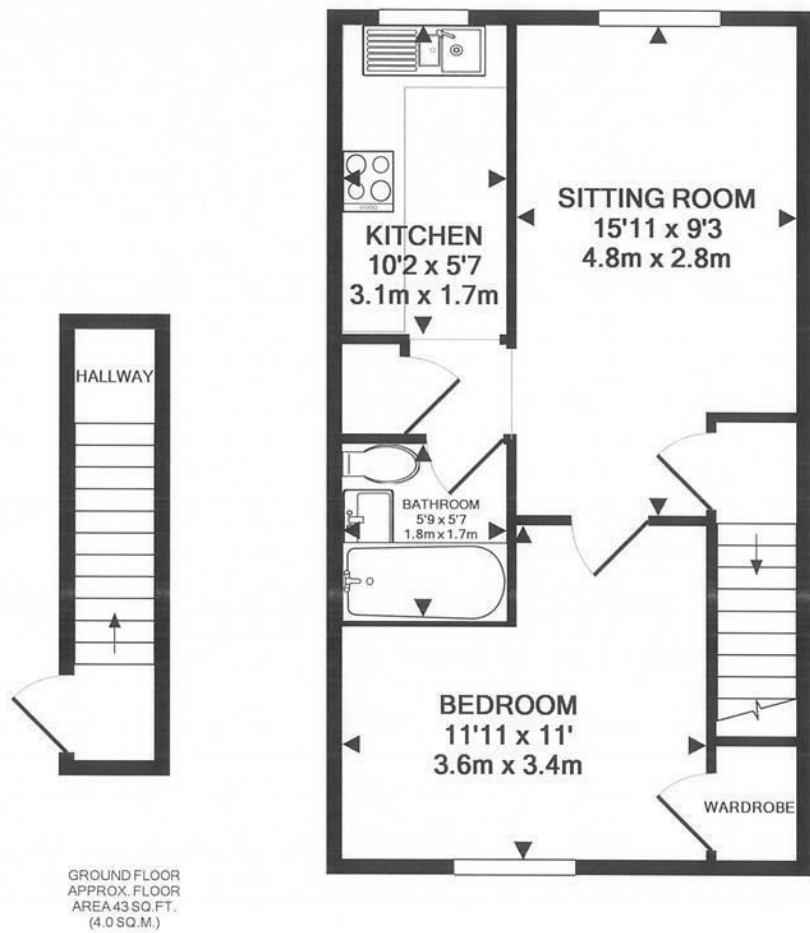
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor

is aware of



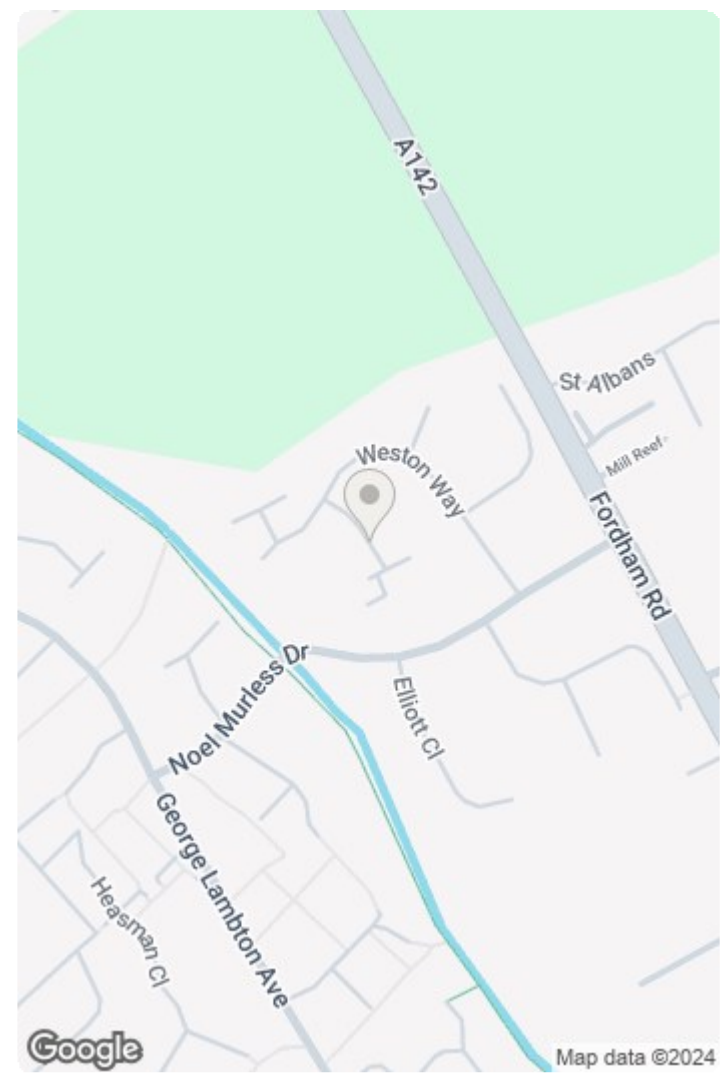


GROUND FLOOR
APPROX. FLOOR
AREA 43 SQ.FT.
(4.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 443 SQ.FT. (41.1 SQ.M.)

It is every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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