



Freshfields
Newmarket, CB8 0EF
Guide Price £210,000

Freshfields, Newmarket, CB8 0EF

A first floor apartment set within this established development and located in close proximity to the High Street and all local amenities.

Immaculately presented and offering sizeable rooms throughout, this property enjoys accommodation to include entrance porch, spacious entrance hall, living room, kitchen/dining room, two double bedrooms and a refitted bathroom.

Externally the property offers a long and fully enclosed garden with extensive decking area.

Superb first time buy or investment opportunity.

No chain.

EPC C

Council Tax A (West Suffolk)

Accommodation Details:

Fully glazed front entrance door.

Porch

With staircase rising up to the hallway.

Hallway

Storage cupboard and window to the side aspect.

Sitting Room 13'1" x 6'6" (3.99 x 2.00)

Spacious sitting room with TV connection point, radiator and dual aspect windows to the rear.

Kitchen/Breakfast Room 10'0" x 12'7" (3.05 x 3.85)

Fitted with both eye and base level storage units with working surfaces over, inset sink and drainer with mixer tap. Space and plumbing for an oven, fridge/freezer and washing machine. Access to boiler cupboard, radiator and window to the front aspect.

Bedroom 1 9'6" x 13'2" (2.91 x 4.02)

With built-in wardrobes, radiator and dual aspect windows to the rear.

Bedroom 2 9'10" x 9'9" (3.02 x 2.99)

With radiator and window to the front aspect.

Bathroom

Three piece bathroom suite comprising of a low level WC, pedestal wash basin, panelled bath with wall mounted shower, tiled walls and obscured window to the front aspect.

Outside

Enclosed rear garden predominantly laid to lawn with decking area.

Agents Notes:

Leasehold - 125 years from 1996. Annual ground rent and service charge is Approx. £400 per year

Property Information:

Maintenance Fee - Please see agents notes

EPC - C

Tenure - Leasehold

Council Tax Band - A (West Suffolk)

Property Type - Maisonette

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 69 SQM

Parking – N/A

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

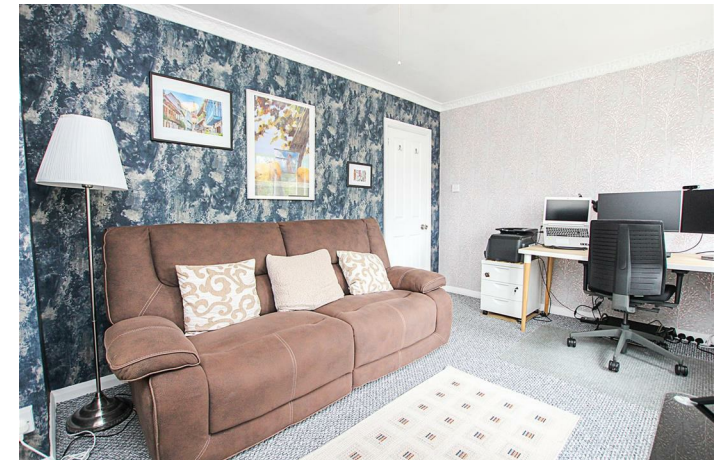
Broadband Type – Ultrafast

Download speed 1000Mbps Upload Speed 220Mbps

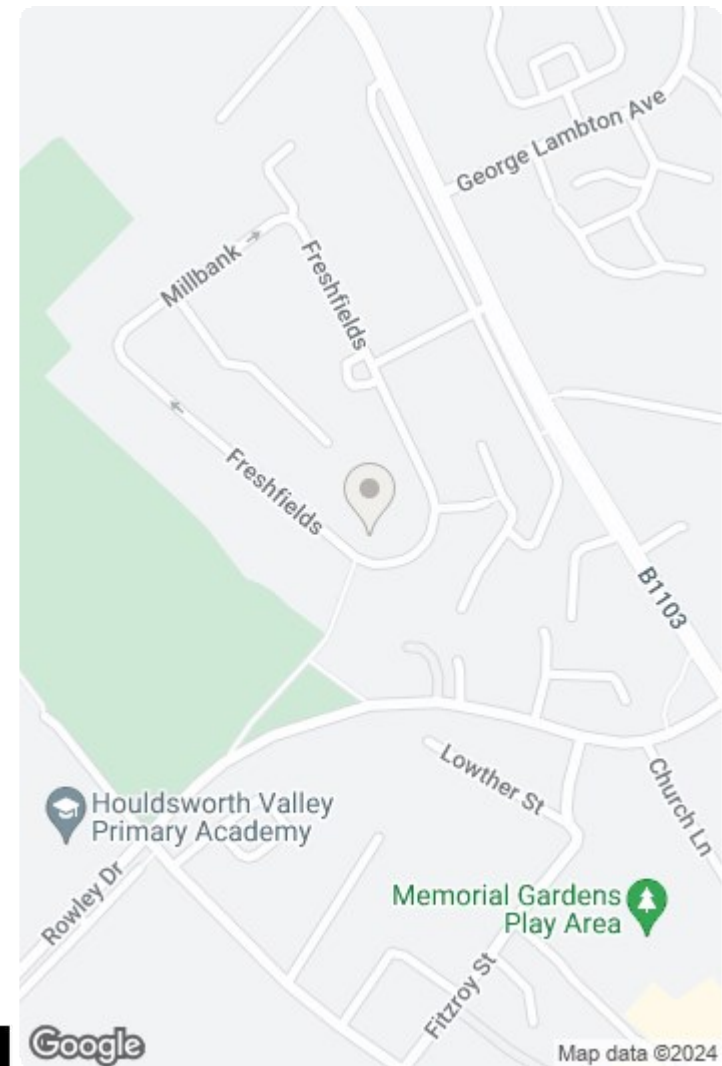
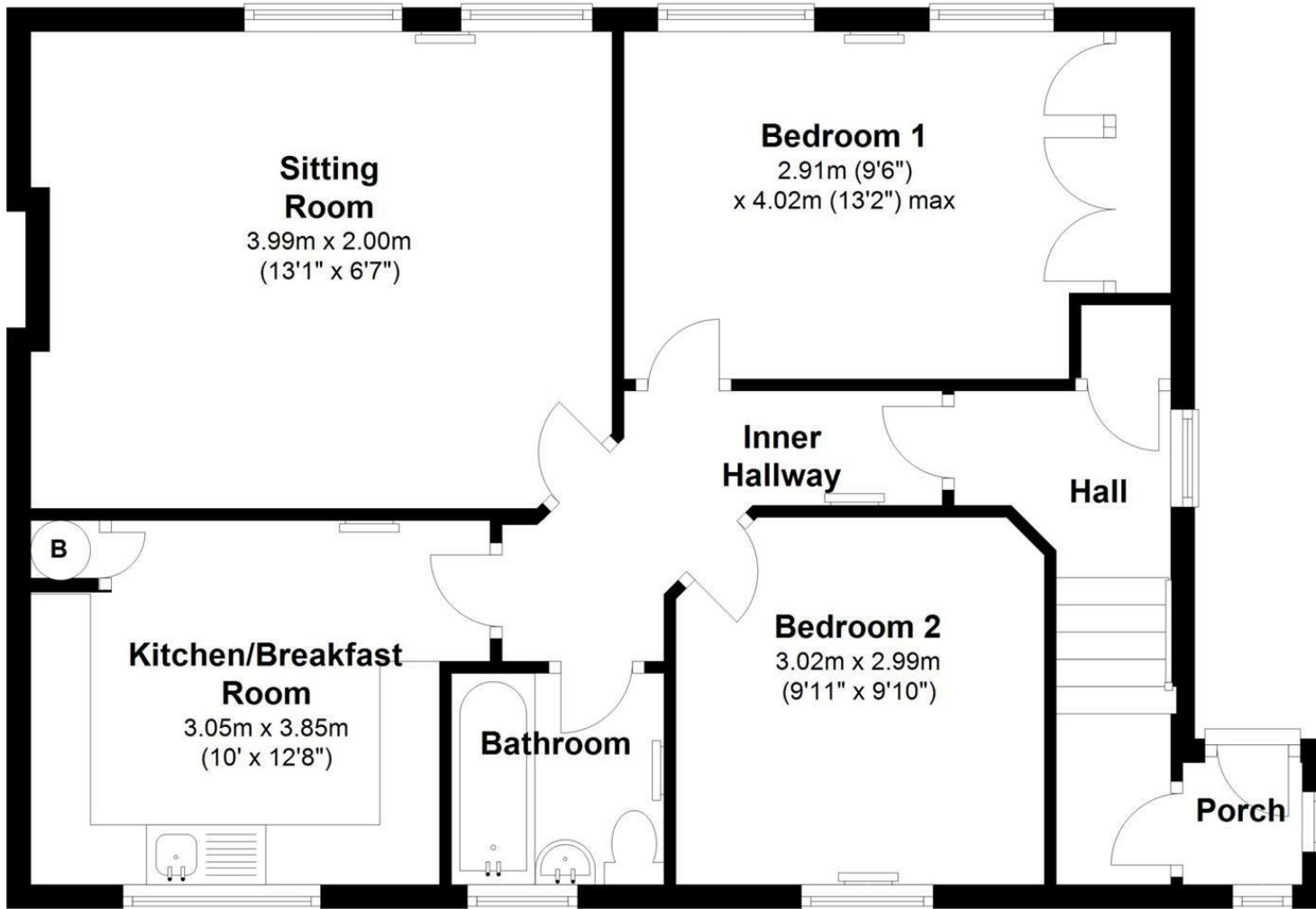
Mobile Signal/Coverage – Likely

Rights of Way, Easements,

Covenants – None that the vendor is aware of



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	F	E
76	78		

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions
Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions
England & Wales EU Directive 2002/91/EC

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