



Meridian Gardens, Newmarket, CB8 7FD

Offers In Excess Of £400,000

Meridian Gardens, Newmarket CB8 7FD

A stunning GROUND FLOOR apartment set within this prestigious gated development and set within striking distance of all local amenities.

Finished to the highest of standards and offering sizeable rooms this property oozes quality with attention to detail throughout. Accommodation includes spacious entrance hall, fabulous living room/dining room with views overlooking the impressive gardens, refitted kitchen, two good size bedrooms (ensuite to master) and bathroom. Benefiting from underfloor heating.

Externally the property offers allocated parking for vehicle/car port and useful bike shed.

Viewing highly recommended.

Entrance Hall

Bright entrance hall with Amtico wood effect flooring. Doors leading to living/dining room, both bedrooms and bathroom. Built-in Slideroobe storage. Two walk-in utility cupboards, one with connection and plumbing for a washing machine and connection for tumble dryer. Underfloor heating.

Living/Dining Room 33'7" x 27'2" (10.25m x 8.29m)

Beautifully presented, spacious living/dining room with dual aspect full height windows. Sliding doors accessing the patio and gardens. Sliding door leading to kitchen, door leading to entrance hall. Underfloor heating.

Kitchen 16'4" x 6'4" (5.00m x 1.95m)

Contemporary kitchen with a range of eye and base level cupboards and storage drawers with Minerva work top over. Under cupboard lighting. Inset stainless steel sink with mixer tap over. Inset electric induction hob with stainless steel extractor over and Minerva splashback. Integrated eye level oven with warming drawer, dishwasher and fridge/freezer. Undercounter wine cooler. Attractively tiled floor. Sliding glass door leading to living/dining room. Underfloor heating.

Bedroom 1 15'5" x 9'6" (4.70m x 2.91m)

Spacious double bedroom with full height

dual aspect windows overlooking the front and side. Built-in full height wardrobes and chest of drawers. Underfloor heating.

En suite

Stunning en suite with contemporary white suite comprising of low level W.C with concealed cistern, wall mounted hand basin with mixer tap over and wooden vanity storage under, spacious walk-in shower and ladder style radiator. Attractively tiled throughout. Door leading to bedroom. Underfloor heating.

Bedroom 2 15'10" x 9'6" (4.85m x 2.91m)

Generous double room with full height window overlooking the side aspect. Built-in full height wardrobes. Underfloor heating.

Bathroom

Contemporary bathroom with white suite comprising of low level W.C. with concealed cistern, wall mounted hand basin with mixer tap over and wood panelled bath with mixer tap over, wall mounted shower over and glass screen. Tiled throughout wet areas. Tiled flooring. Underfloor heating.

Outside - Front

Sweeping gravel driveway leading to the allocated parking areas. Planted borders with mature trees and shrubs.

Outside - Rear

Circular patio area accessed from living/dining room, leading to delightful gardens with a colourful variety of planting overlooking the well maintained communal gardens.

PROPERTY INFORMATION

Maintenance fee - Ground Rent: £326.92 per annum/Maintenance Fee: £4115.87 per annum (inc. building insurance, water rates, window cleaning and all communal maintenance)

EPC - C

Tenure - Leasehold to 2133

Council Tax Band - E (West Suffolk)

Property Type - Ground-floor flat

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 97 SQM

Parking - Allocated parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Superfast available, 44Mbps download, 8Mbps upload

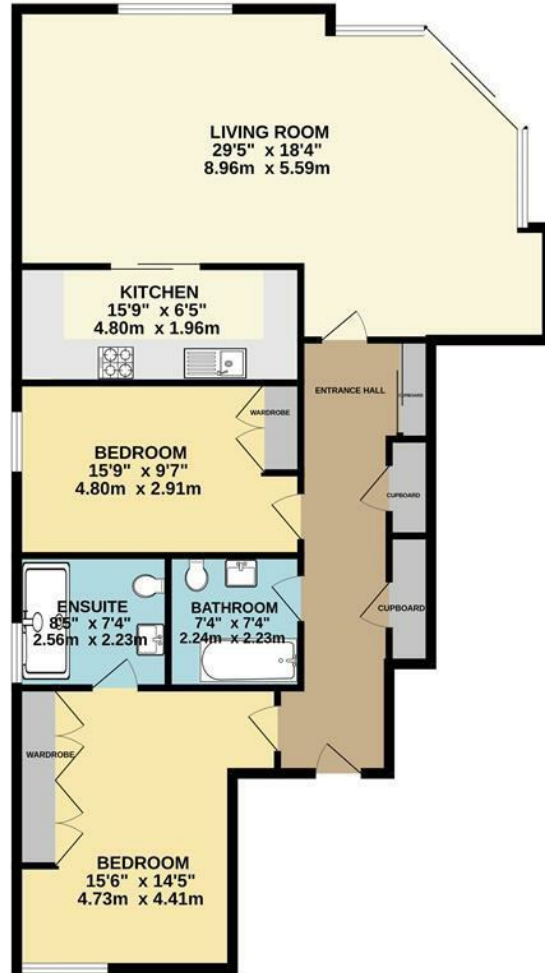
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants -

None that the vendor is aware of



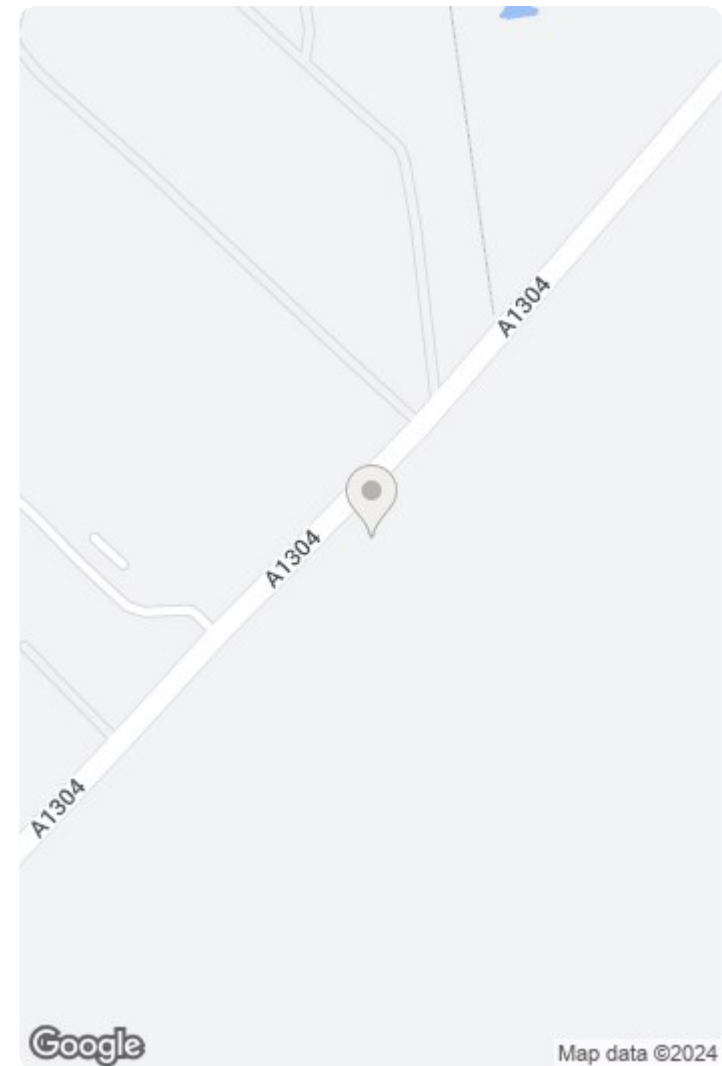
GROUND FLOOR
1161 sq.ft. (107.8 sq.m.) approx.



4 MERIDIAN GARDENS

TOTAL FLOOR AREA: 1161 sq.ft. (107.8 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80 (B)	80 (B)	82 (A)	82 (A)
81 (B)	81 (B)	81 (B)	81 (B)
82 (B)	82 (B)	80 (B)	80 (B)
83 (B)	83 (B)	79 (B)	79 (B)
84 (B)	84 (B)	78 (B)	78 (B)
85 (B)	85 (B)	77 (B)	77 (B)
86 (B)	86 (B)	76 (B)	76 (B)
87 (B)	87 (B)	75 (B)	75 (B)
88 (B)	88 (B)	74 (B)	74 (B)
89 (B)	89 (B)	73 (B)	73 (B)
90 (B)	90 (B)	72 (B)	72 (B)
91 (B)	91 (B)	71 (B)	71 (B)
92 (B)	92 (B)	70 (B)	70 (B)
93 (B)	93 (B)	69 (B)	69 (B)
94 (B)	94 (B)	68 (B)	68 (B)
95 (B)	95 (B)	67 (B)	67 (B)
96 (B)	96 (B)	66 (B)	66 (B)
97 (B)	97 (B)	65 (B)	65 (B)
98 (B)	98 (B)	64 (B)	64 (B)
99 (B)	99 (B)	63 (B)	63 (B)
100 (B)	100 (B)	62 (B)	62 (B)
101 (B)	101 (B)	61 (B)	61 (B)
102 (B)	102 (B)	60 (B)	60 (B)
103 (B)	103 (B)	59 (B)	59 (B)
104 (B)	104 (B)	58 (B)	58 (B)
105 (B)	105 (B)	57 (B)	57 (B)
106 (B)	106 (B)	56 (B)	56 (B)
107 (B)	107 (B)	55 (B)	55 (B)
108 (B)	108 (B)	54 (B)	54 (B)
109 (B)	109 (B)	53 (B)	53 (B)
110 (B)	110 (B)	52 (B)	52 (B)
111 (B)	111 (B)	51 (B)	51 (B)
112 (B)	112 (B)	50 (B)	50 (B)
113 (B)	113 (B)	49 (B)	49 (B)
114 (B)	114 (B)	48 (B)	48 (B)
115 (B)	115 (B)	47 (B)	47 (B)
116 (B)	116 (B)	46 (B)	46 (B)
117 (B)	117 (B)	45 (B)	45 (B)
118 (B)	118 (B)	44 (B)	44 (B)
119 (B)	119 (B)	43 (B)	43 (B)
120 (B)	120 (B)	42 (B)	42 (B)
121 (B)	121 (B)	41 (B)	41 (B)
122 (B)	122 (B)	40 (B)	40 (B)
123 (B)	123 (B)	39 (B)	39 (B)
124 (B)	124 (B)	38 (B)	38 (B)
125 (B)	125 (B)	37 (B)	37 (B)
126 (B)	126 (B)	36 (B)	36 (B)
127 (B)	127 (B)	35 (B)	35 (B)
128 (B)	128 (B)	34 (B)	34 (B)
129 (B)	129 (B)	33 (B)	33 (B)
130 (B)	130 (B)	32 (B)	32 (B)
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132 (B)	132 (B)	30 (B)	30 (B)
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134 (B)	134 (B)	28 (B)	28 (B)
135 (B)	135 (B)	27 (B)	27 (B)
136 (B)	136 (B)	26 (B)	26 (B)
137 (B)	137 (B)	25 (B)	25 (B)
138 (B)	138 (B)	24 (B)	24 (B)
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140 (B)	140 (B)	22 (B)	22 (B)
141 (B)	141 (B)	21 (B)	21 (B)
142 (B)	142 (B)	20 (B)	20 (B)
143 (B)	143 (B)	19 (B)	19 (B)
144 (B)	144 (B)	18 (B)	18 (B)
145 (B)	145 (B)	17 (B)	17 (B)
146 (B)	146 (B)	16 (B)	16 (B)
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149 (B)	149 (B)	13 (B)	13 (B)
150 (B)	150 (B)	12 (B)	12 (B)
151 (B)	151 (B)	11 (B)	11 (B)
152 (B)	152 (B)	10 (B)	10 (B)
153 (B)	153 (B)	9 (B)	9 (B)
154 (B)	154 (B)	8 (B)	8 (B)
155 (B)	155 (B)	7 (B)	7 (B)
156 (B)	156 (B)	6 (B)	6 (B)
157 (B)	157 (B)	5 (B)	5 (B)
158 (B)	158 (B)	4 (B)	4 (B)
159 (B)	159 (B)	3 (B)	3 (B)
160 (B)	160 (B)	2 (B)	2 (B)
161 (B)	161 (B)	1 (B)	1 (B)
162 (B)	162 (B)	0 (B)	0 (B)

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





