



**Carson Walk**  
**Newmarket, CB8 0DR**  
**Guide Price £170,000**

## Carson Walk, Newmarket, CB8 0DR

A mid-floor apartment set in an established residential area on the North side of the town and conveniently located within walking distance of the town centre and supermarkets.

Accommodation comprises an entrance hall with ample storage, living/dining room, kitchen, bedroom and a bathroom.

Externally offering a garden area and ample communal parking.

Ideal first or investment purchase.

EPC (TBC)

Council Tax A (West Suffolk)

### Accommodation Details:

Communal entrance door leading through to:

### Communal Hall

With staircase rising to the first floor to communal landing with door leading through to:

### Entrance Hall

With large built in storage cupboard, two additional built in cupboards, and separate cupboard housing Ideal gas fired combi-boiler, radiator, access and door leading through to:

### Kitchen 12'2" x 6'7" (3.73 x 2.01)

Fitted with matching eye and base level storage units and wooden working tops over, inset stainless steel sink and drainer with mixer tap, space for gas cooker and fridge/freezer. Radiator and window to the front aspect.

### Lounge/Diner 18'8" x 9'7" (5.69 x 2.93)

Spacious lounge/diner with TV connection point, radiator, window and door out to the balcony.

### Bedroom 1 13'8" x 9'6" (4.18 x 2.90)

Double bedroom with fitted wardrobe, radiator and window to the rear aspect.

### Bedroom 2 12'7" x 5'9" (3.86 x 1.77)

With radiator and window to the front aspect.

### Bathroom

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

### Outside - Front

With communal front garden laid to lawn, view overlooking green space.

### Outside - Rear

With enclosed rear garden laid to lawn/area laid to stone with a variety of plants/shrubs, gated rear access leading to residents parking.

### Agents Notes:

Current length of lease 125 years from 18 September 1989  
Ground rent and service charges £46.47/month (2024).

### Property Information:

Maintenance fee - Current length of lease 125 years from 18 September 1989

Ground rent and service charges £46.47/month (2024).

EPC - TCB

Tenure - Leasehold

Council Tax Band - B (East Cambs)

Property Type - Flat

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - TBC

Parking - Communal Parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

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

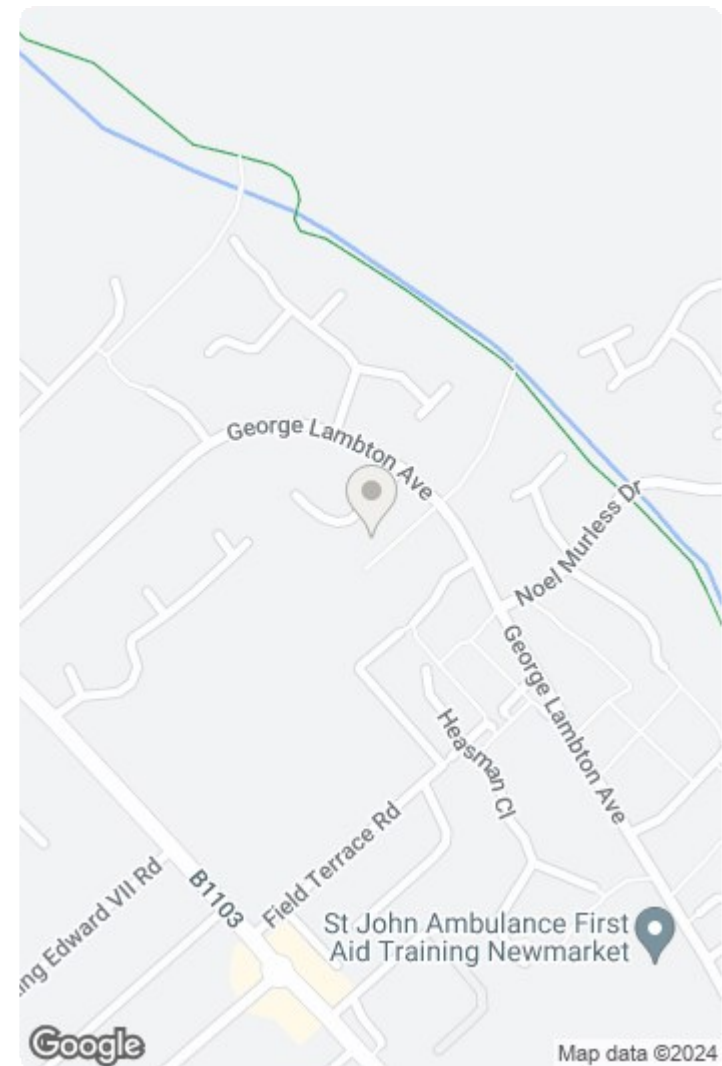
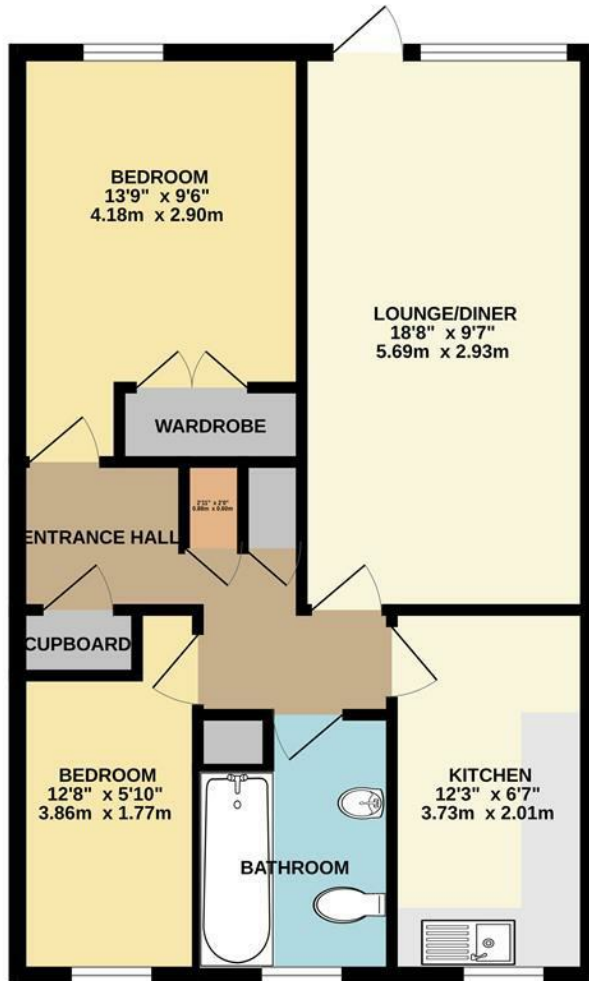
Mobile Signal/Coverage - Limited

Rights of Way, Easements,

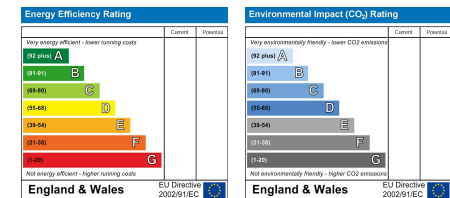
Covenants - None that the vendor is aware of



GROUND FLOOR



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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