



**Carson Walk, Newmarket, CB8 0DR**

**£140,000**



## Carson Walk, Newmarket, CB8 0DR

A modern top floor apartment set on the outskirts of the town centre and within easy reach of all local amenities including an appealing mix of restaurants.

Boasting entrance hall, living room with balcony and lovely open aspect, kitchen, one double bedroom and bathroom. Benefiting from double glazing and gas fired central heating.

Externally the property offers a private south facing balcony and garden area to the rear of the property.

Outstanding first time buyer or investment opportunity.

### Entrance Hall

Accessed via a secure, communal entrance with stairs leading to apartment. Private front door leading to entrance hall. Doors leading to all rooms and multiple storage cupboards.

### Kitchen 8'2" x 10'0" (2.49m x 3.07m)

Range of eye and base level cupboards with work top over. Stainless steel sink and drainer. Space for free standing electric oven. Space for undercounter fridge/freezer. Space and plumbing for washing machine. Wood effect flooring. Window overlooking rear aspect. Door leading to entrance hall.

### Living Room 9'8" x 15'1" (2.95m x 4.62m)

Spacious living room with large window overlooking the front aspect and door leading to the private south facing balcony. Radiator. Door leading to entrance hall.

### Bedroom 8'11" x 13'10" (2.72m x 4.22)

Generous double bedroom with window overlooking front aspect. Radiator. Door leading to entrance hall.

### Bathroom

White suite comprising W.C., wall mounted hand basin with tiled splash back and panelled bath with shower attachment over. Wood effect flooring. Velux window. Door leading to entrance hall.

### Outside

Private balcony leading from living room overlooking front aspect. Garden area to the rear of the property.

### PROPERTY INFORMATION

Maintenance fee - Ground rent/service charge - approximately £535 per annum month  
EPC - C  
Tenure - Leasehold - 94 years remaining

Council Tax Band - A (west Suffolk)

Property Type - Top floor apartment

Property Construction - Standard

Number & Types of Room -

Please refer to the floorplan

Square Meters - 48 SQM

Parking - Off road parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

Broadband Type - Ultrafast

available, 1000Mbps download,

100Mbps upload

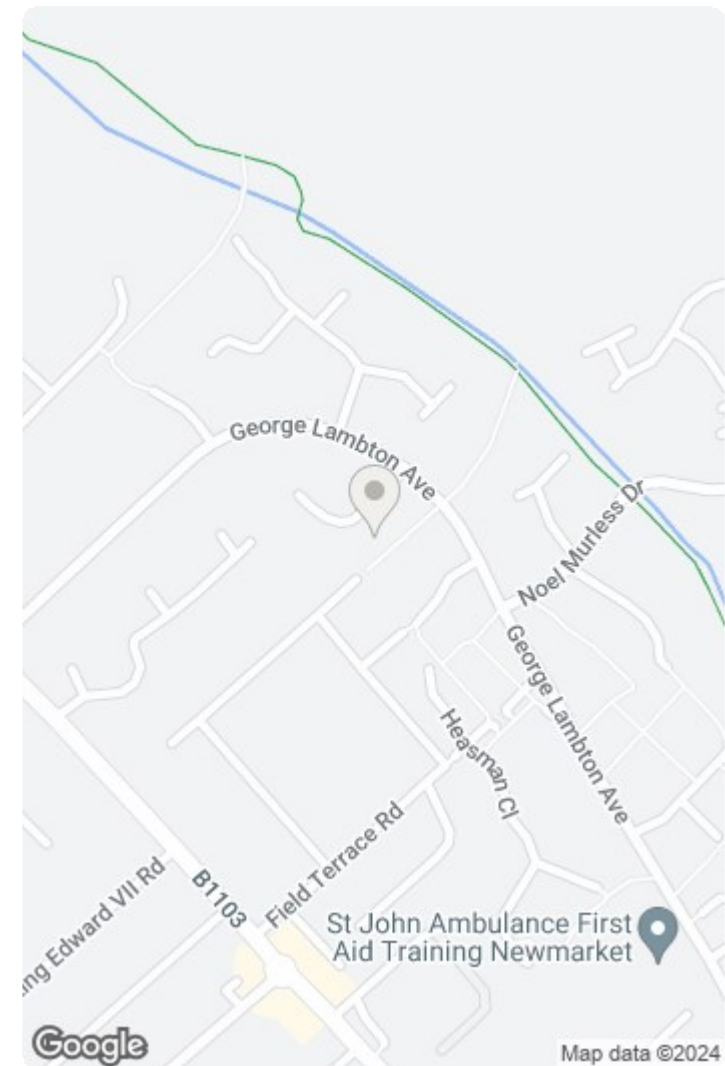
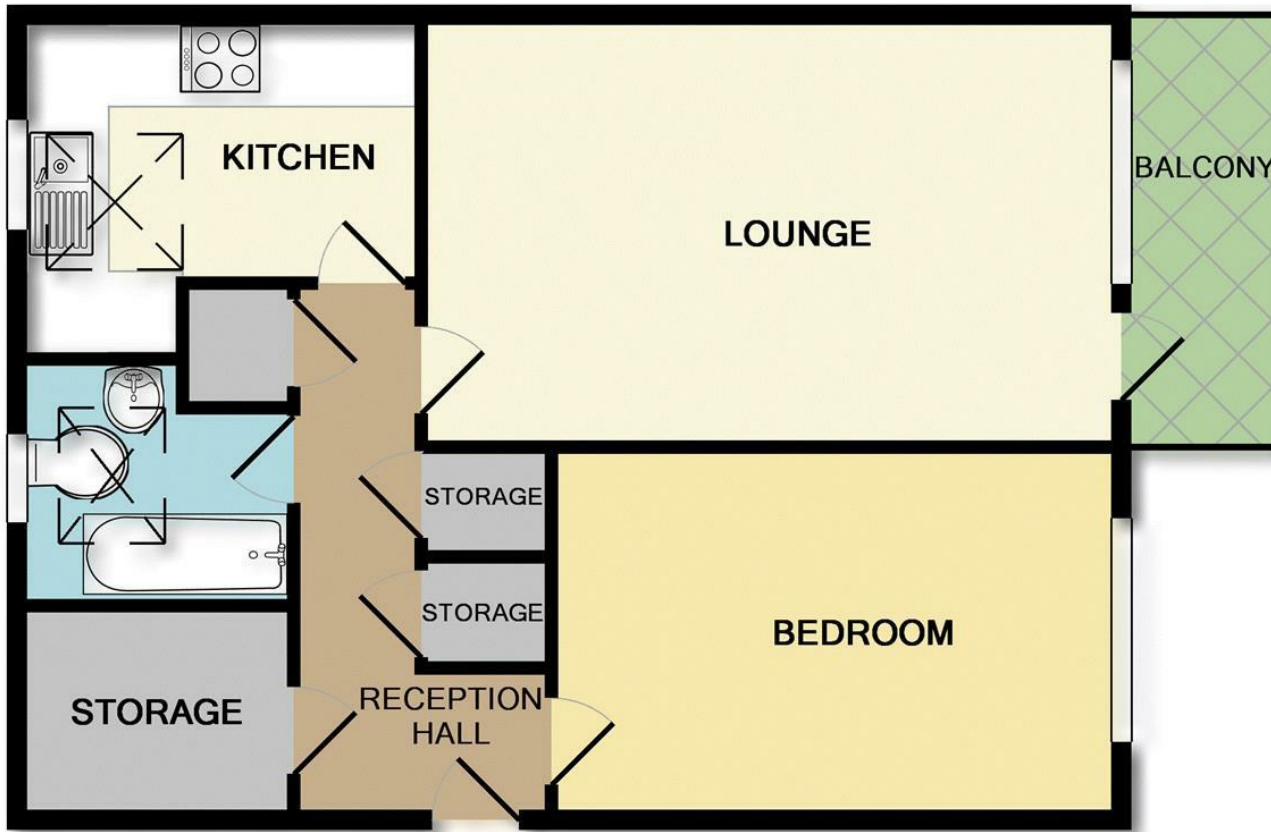
Mobile Signal/Coverage - Good

Rights of Way, Easements,

Covenants - None that the

vendor is aware of





Whilst 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  
 Made with Metropix ©2019

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
92-100 (A)			92-100 (A)		
81-91 (B)			81-91 (B)		
69-80 (C)			69-80 (C)		
55-68 (D)			55-68 (D)		
49-54 (E)			49-54 (E)		
45-48 (F)			45-48 (F)		
39-44 (G)			39-44 (G)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.



