



The Avenue, Newmarket, Suffolk CB8 9AY

Guide Price £245,000

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A surprisingly spacious first floor maisonette set within striking distance of the railway station and an appealing mix of restaurants and shops.

Recently improved and enjoying sizeable rooms throughout, this impressive apartment offers living room/dining room, refitted kitchen, THREE DOUBLE bedrooms and a refitted bathroom.

Externally the property offers allocated parking.

Superb value for money – viewing recommended.

Entrance Hall

Entrance hall with wood effect flooring, attractive spiral staircase leading to first floor. Inner hallway leading to kitchen. Doors to living room and bedroom 1.

Kitchen 9'6" x 7'6" (2.90m x 2.30m)

Contemporary kitchen with a range of matching eye and base level cupboards with composite worktop over. Stainless steel sink and drainer with mixer tap over. Integrated electric double oven with inset electric hob and extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Attractive splash back throughout working areas. Wood effect flooring. Opening leading to living room.

Living Room 18'0" x 13'5" (5.50m x 4.10m)

Spacious living room with wood effect flooring. Dual windows overlooking rear aspect. Electric radiator. Door to entrance hall.

Bedroom 1 14'5" x 11'9" (4.40m x 3.60m)

Generous double room with dual windows overlooking front aspect. Electric radiator. Door to entrance hall.

Landing

Doors leading to both bedrooms and bathroom. Spiral staircase to ground floor.

Bedroom 2 18'0" x 10'9" (5.50m x 3.30m)

Spacious double bedroom with dual Velux windows. Electric radiator. Door to landing.

Bedroom 3 18'0" x 9'6" (5.50m x 2.90m)

Spacious double bedroom with dual Velux windows. Electric radiator. Door to landing.

Bathroom 7'2" x 6'6" (2.20m x 2.0m)

Contemporary bathroom with white suite comprising low level W.C. with concealed cistern, wall mounted hand basin with mixer tap over and built-in storage under and 'P' shaped bath with mixer tap and shower over with glass screen. Attractively tiled to wet areas. Wood effect flooring. Door leading to landing.

Outside

Block paved driveway into the parking area, of which there is allocated parking.

PROPERTY INFORMATION

Maintenance fee - Ground rent and maintenance charges circa £650 per annum.

EPC - C

Tenure - Leasehold

Council Tax Band - C (West Suffolk)

Property Type - First Floor Maisonette

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 107 SQM

Parking – Allocated parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric Storage

Broadband Connected - tbc

Broadband Type – Ultrafast download speed 1000 Mbps Upload speed 100 Mbps

Mobile Signal/Coverage – Ofcom suggest 'Likely' for certain providers

Rights of Way, Easements, Covenants –

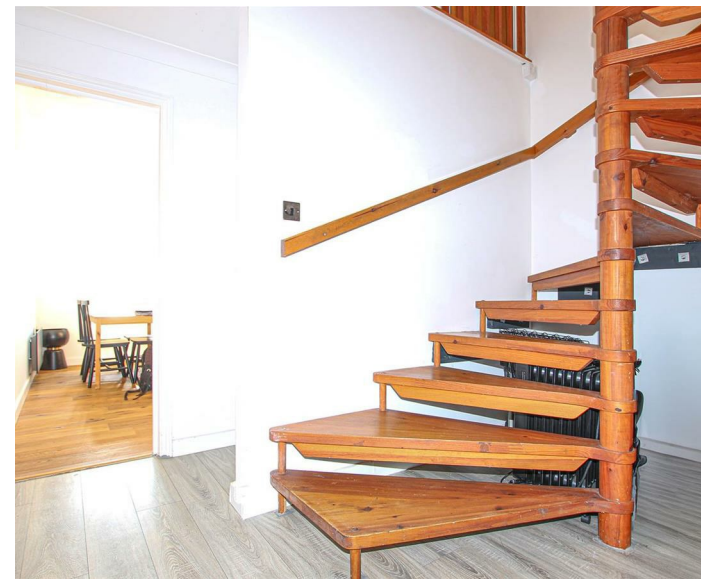
None that the vendor is aware of

Location - What 3 Words -

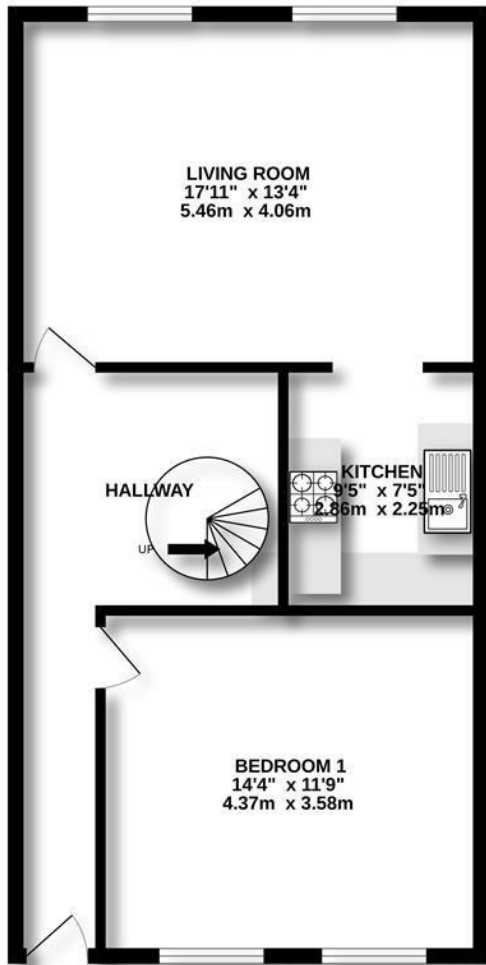
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Agent Notes:

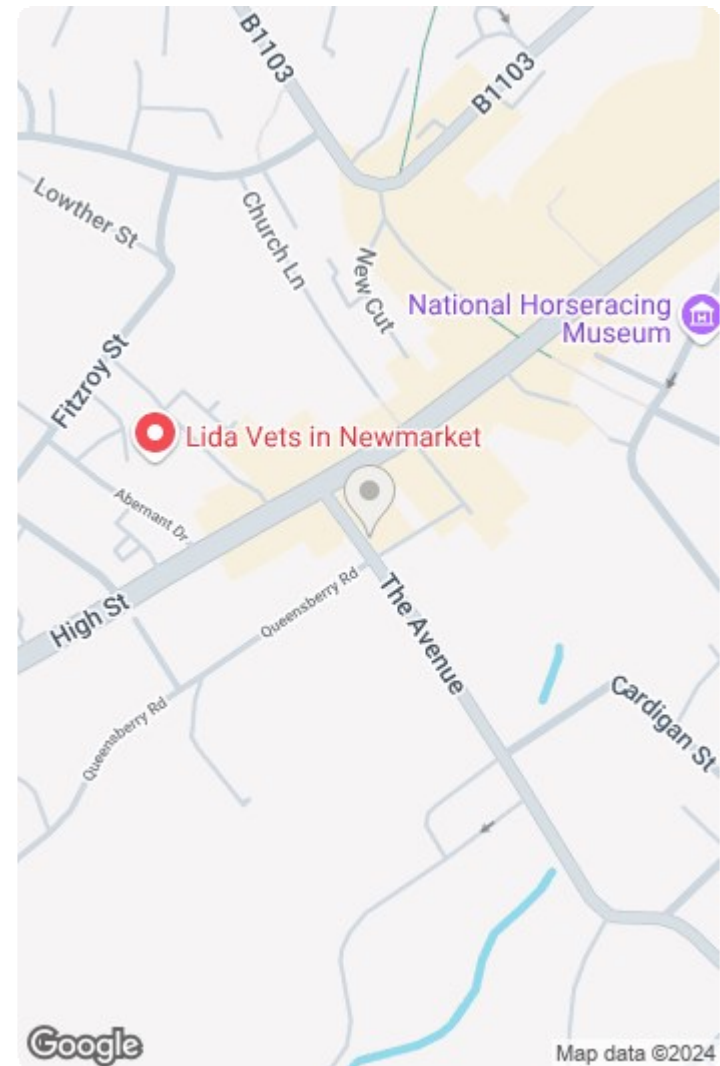
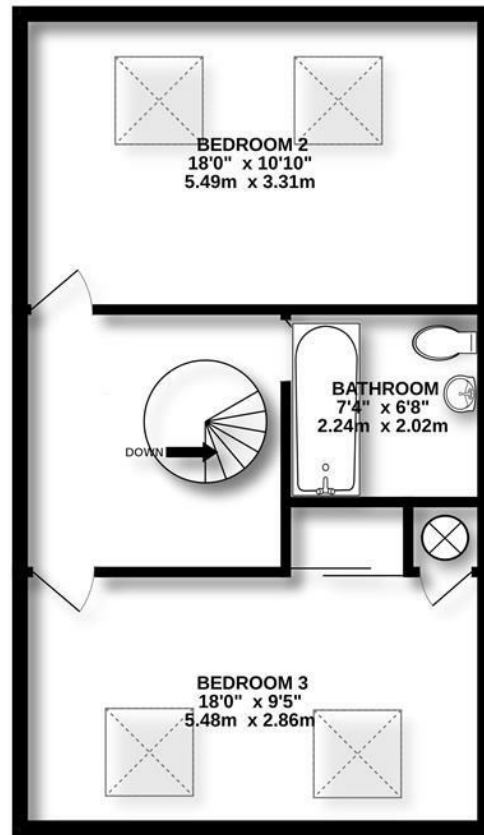
Lease recently renewed and extended to over 160 years. Ground rent and maintenance charges circa £650 per annum.



GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

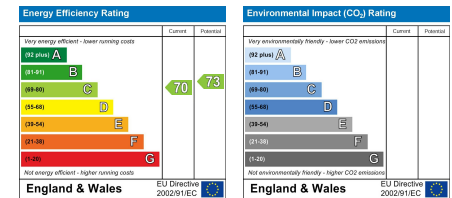


1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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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