

**Heath Road, Newmarket CB8 8AY** 

Guide Price £95,000



# Heath Road, Newmarket CB8 8AY

A first floor apartment set on the edge of the town centre and offered for sale with no onward chain and available for the over 55's.

Offering light and airy accommodation, this property benefits from living room, kitchen, double bedroom and bathroom.

With the added benefit of being Warden assisted with a call button inside the apartment.

Compressing the pleasant view oxed noting well maintained gardens.

- Double Bedroom
- Warden Assisted with Call Button
- Well Maintained Communal Gardens
- NO CHAIN

- Spacious Sitting Room
- Allocated Parking

### **Entrance Hall**

Doors leading to kitchen and sitting room. Built-in cupboard.

#### Kitchen

A range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer. Space and connection for cooker. Space and plumbing for washing machine. Tiled splashbacks throughout working areas. Vinyl tile effect flooring. Radiator. Window overlooking rear aspect. Door to entrance hall.

# **Sitting Room**

Generous sitting room with window overlooking rear aspect. Radiator. Doors to entrance hall and inner hallway.

## **Inner Hallway**

Doors leading to bedroom, bathroom and sitting room. Window overlooking front aspect.

## **Bedroom**

Spacious double bedroom with Velux

window and window overlooking front aspect. Built-in wardrobe. Radiator. Door to entrance hall.

#### **Bathroom**

White suite comprising low level W.C., pedestal hand basin with mixer tap over and panelled bath with mixer tap and shower attachment over. Tiled throughout. Vinyl flooring. Obscured window. Radiator. Door to entrance hall.

#### Outside

The apartment is set in a stunning location with well maintained communal gardens and private parking. Access is from the attractive Heath Road, beside the gallops, with a paved path leading to communal entrance.

#### PROPERTY INFORMATION

Maintenance fee - Approx. Ground rent per year is £250.00. £125 in December and £125 in June.

Maintenance fee - approx. £870 per quarter.

EPC - D Tenure - Leasehold 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 - 44 SQM Parking - Allocated **Electric Supply - Mains** Water Supply – Mains Sewerage - Mains Heating sources - Gas Broadband Connected - tbc Broadband Type – Superfast available 80Mbps download, 20Mbps upload Mobile Signal/Coverage - Ofcom

advise likely on all networks
Rights of Way, Easements, Covenants

- None that the vendor is aware of
Location - What 3 Words ///deflated.audit.slang

## **Agent Notes:**

Leasehold Remaining Approx. 85 years

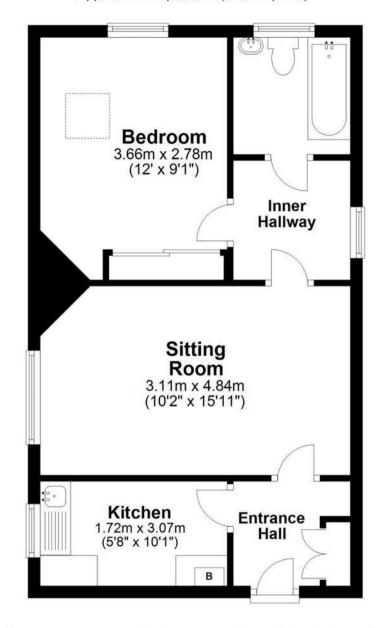




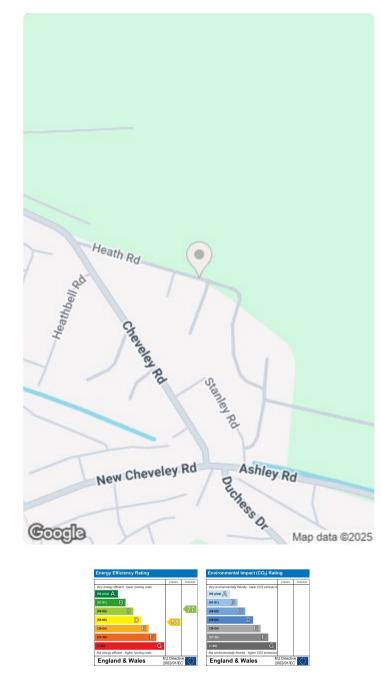


# **Ground Floor**

Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 42.9 sq. metres (461.8 sq. feet)



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