



All Saints Road, Newmarket, CB8 8GH

Guide Price £195,000

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A ground floor apartment set in striking distance of the High Street and in easy reach of an appealing mix of restaurants.

Boasting sizeable rooms throughout, this property benefits from sizeable living room, kitchen, two double bedrooms (ensuite to master) and a family bathroom.

Externally the property offers allocated parking for one vehicle.

No chain – viewing recommended.

Entrance Hall

Doors leading to kitchen, living room, bedrooms and shower room. Built-in storage cupboard.

Kitchen 10'4" x 8'9" (3.15m x 2.67m)

Range of matching eye and base level cupboards with work top over. Stainless steel 1 1/3 bowl sink and drainer with mixer tap over. Integrated oven with electric hob and extractor above. Space and plumbing for washing machine. Space for fridge/freezer. Attractively tiled splashbacks. Tiled flooring. Window overlooking front aspect. Door to entrance hall.

Living Room 13'11" x 15'2" (4.25m x 4.64m)

Spacious room with dual windows overlooking front aspect. Wood effect flooring. Storage heater. Door to entrance hall.

Bedroom 1

Double bedroom with window overlooking rear aspect. Storage heater. Doors to en suite bathroom and entrance hall.

En Suite 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 walls throughout. Tiled flooring. Fan heater. Obscured window. Door to bedroom.

Bedroom 2

Double bedroom with window overlooking rear aspect. Storage heater. Door to entrance hall.

Shower Room

White suite comprising low level W.C., pedestal hand basin with mixer tap over and walk-in shower cubicle with wall mounted shower. Tiled walls throughout. Tiled flooring. Fan heater. Door to entrance hall.

Outside

Gated entrance to residential parking area. Secure communal entrances.

PROPERTY INFORMATION

Maintenance fee - Approx. £1100 per annum
EPC - C
Tenure - Leashold - 77 years

remaining (cost to extend to 999years approx. £900-£1200)

Council Tax Band - C (West Suffolk)

Property Type - Ground Floor Apartment

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 55 SQM

Parking – Residential

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric Storage Heaters

Broadband Connected - tbc

Broadband Type – Superfast available,

61Mbps download, 14Mbps upload

Mobile Signal/Coverage – Ofcom

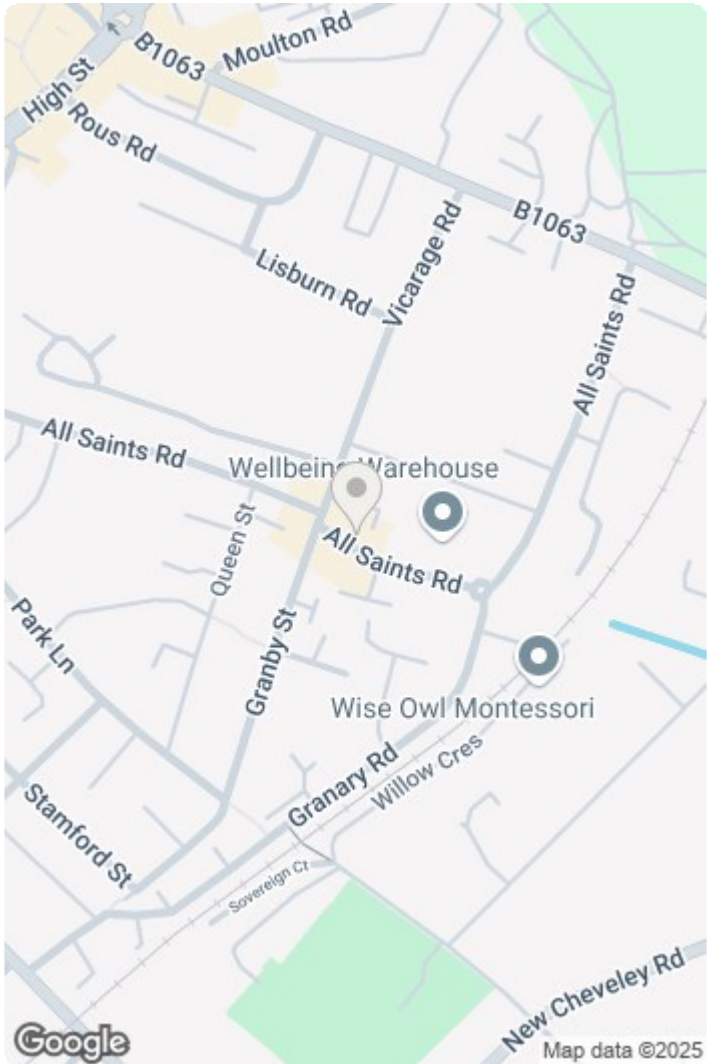
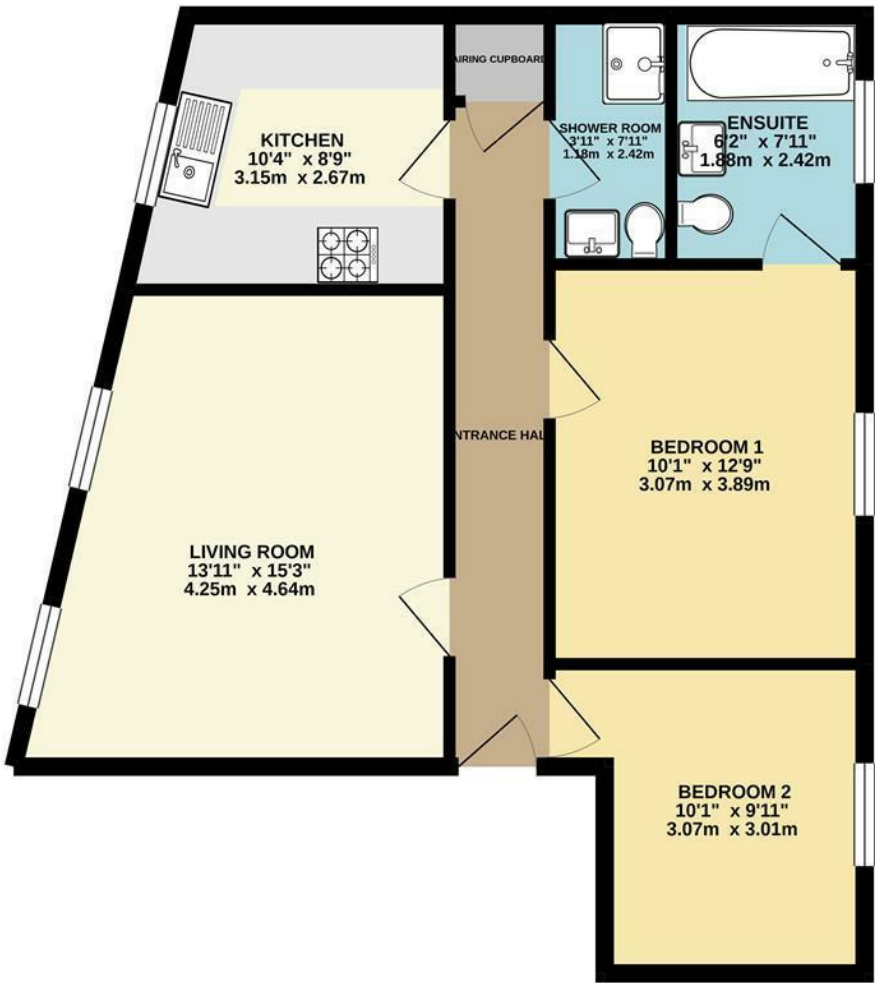
advise likely on all networks

Rights of Way, Easements, Covenants

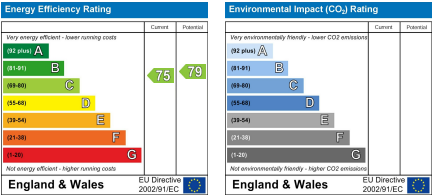
– None that the vendor is aware of



GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.5 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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