



**Skeaping Close,
Newmarket, CB8 0GQ
Guide Price £82,500**

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An opportunity to purchase 50% share of this spacious first floor apartment standing on the edge of the town centre and located in walking distance to the High Street and railway station.

Offering light and airy rooms throughout, this property enjoys open plan kitchen/living room, two bedrooms and a family bathroom. Benefiting from double glazing and gas fired heating.

Externally, offering communal gardens bicycle shed and one allocate parking space.

With the potential to staircase, this is an ideal first time purchase.

About Newmarket:

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

Hallway

With storage cupboard with heating switch and door through to the:

Kitchen/Living Area

16'9" x 14'8"
Fitted with a range of matching eye and base level storage units and working surfaces over, tiled splash back areas, inset stainless steel sink and drainer with mixer tap over, integrated oven

and gas burner hob with extractor hood above, space for a fridge/freezer, washing machine and dishwasher. Window to the front and side aspect.

Bedroom 1

14'0" x 9'8"

Double bedroom with radiator and window to the side aspect.

Bedroom 2

12'6" x 9'0"

Double bedroom with radiator and window to the side aspect.

Bathroom

10'1" x 6'9"

Three piece suite comprising a low level WC, pedestal hand basin, panelled bath with wall mounted shower, part tiled walls, radiator and obscured window to the side aspect.

Outside

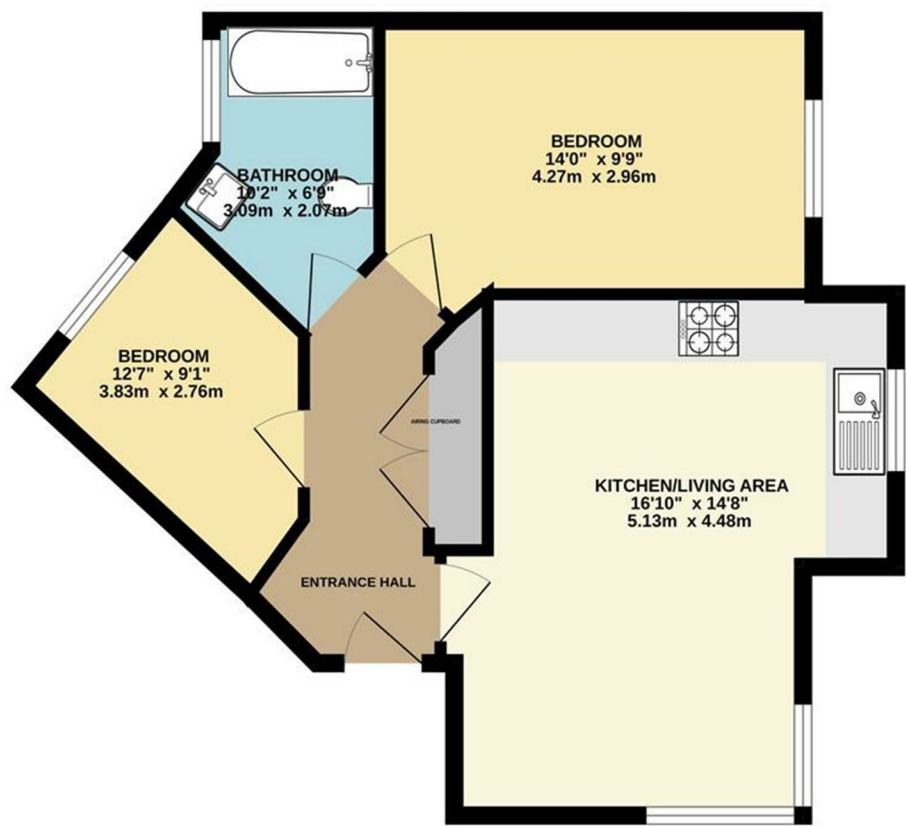
One allocated parking space, communal gardens, bin store and bike shed.

Property Information:

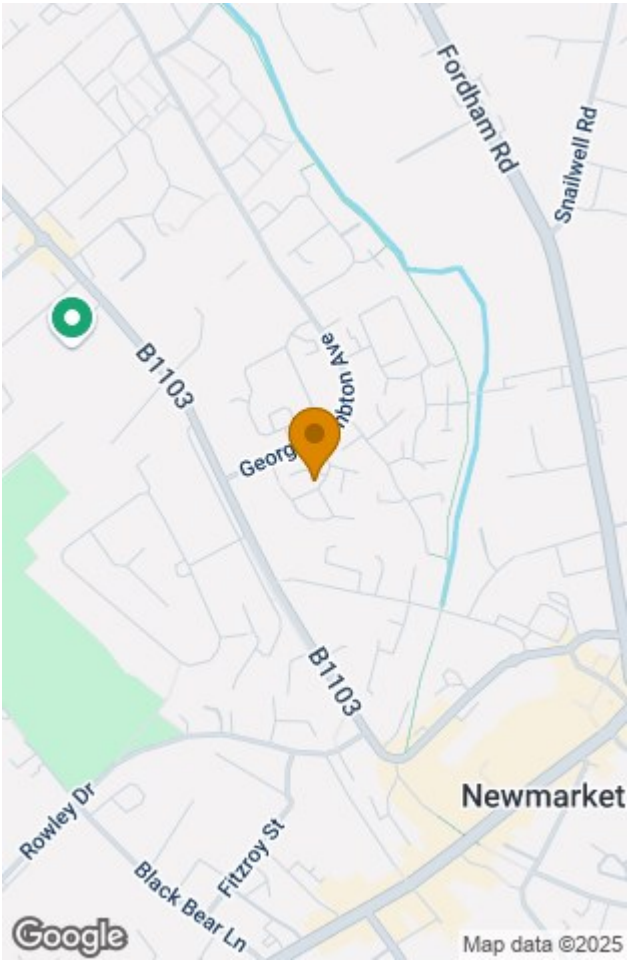
Maintenance Fee's - Rent & Service Charge - £560 Per Month
EPC - C
Tenure - Leasehold - 106 years left

Council Tax Band - A (West Suffolk)
Property Type - First Floor Apartment
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 48 SQM
Parking – Allocated 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 – Ofcom advise likely/limited on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



6 SKEAPING CLOSE, NEWMARKET
TOTAL FLOOR AREA: 515 sq.ft. (47.8 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(1-10) A		
(81-91) B			(11-20) B		
(69-80) C			(21-30) C		
(55-68) D			(31-40) D		
(39-54) E			(41-50) E		
(21-38) F			(51-60) F		
(1-20) G			(61-70) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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