



**Church Lane,
Newmarket, CB8 0HN
Offers Over £176,000**

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Church Lane, Newmarket, CB8 0HN

Set in the heart of Newmarket just steps from the High Street with easy access to local amenities, including shops, cafes, and parks, making it a convenient choice for everyday living., this apartment offers a perfect blend of space and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

With a spacious living room, kitchen, two well-proportioned bedrooms and bathroom, this property offers flexible accommodation.

Newmarket is renowned for its rich history and vibrant community, providing a lovely backdrop for your new home.

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.

Entrance Hall

With radiator, airing cupboard and door through to the:

Living Room

15'8" x 12'11"

With TV connection point, radiator and window to the rear aspect.

Kitchen

12'2" x 8'10"

Fitted kitchen with a matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, built-in oven with extractor hood above, space for a fridge/freezer and washing machine. Laid wooden style flooring, radiator and window to the rear aspect.

Bedroom 1

14'5" x 9'8"

Double bedroom with radiator and window to the front aspect.

Bedroom 2

11'6" x 8'11"

Double bedroom with radiator and window to the front aspect.

Bathroom

Three piece bathroom suite comprising a low level WC, pedestal hand basin, panelled bath with wall mounted shower and glass screen, part tiled walls and radiator.

Outside

Paved enclosed frontage.

To the rear of the property is allocated parking for 1 vehicles and visitor parking.

Property Information:

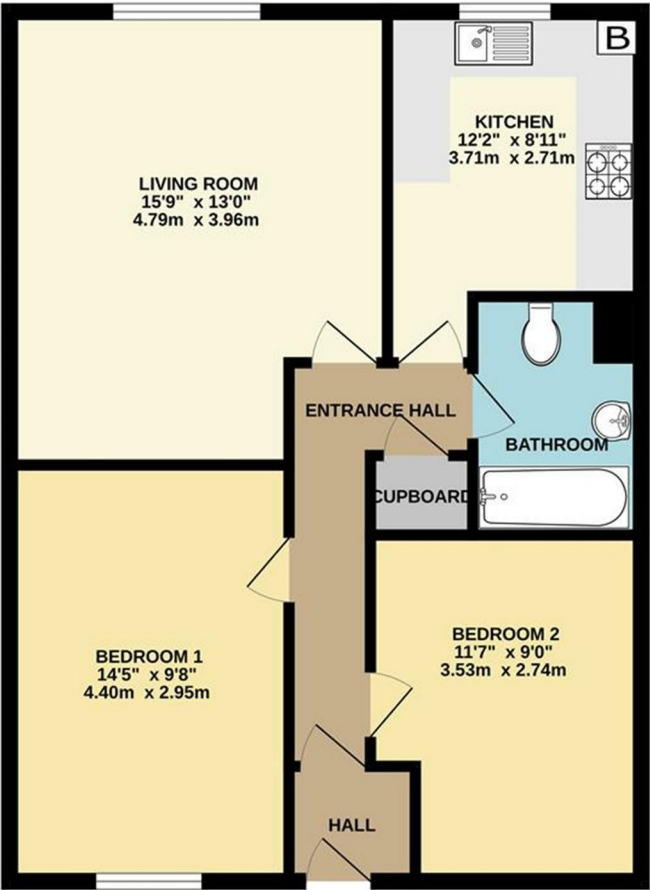
- EPC - C
- Tenure - Leasehold
- Council Tax Band - C (West Suffolk)
- Property Type - Ground Floor Flat
- Property Construction – Standard
- Number & Types of Room – Please refer to the floorplan
- Square Meters - 64 SQM
- Parking – Allocated Parking
- Electric Supply - Mains
- Water Supply – Mains
- Sewerage - Mains
- Heating sources - Gas
- Broadband Connected - tbc
- Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
- Mobile Signal/Coverage – Ofcom advise likely/limited on all networks
- Rights of Way, Easements, Covenants – None that the vendor is aware of

Agents Notes:

- Leasehold Details:
- 999 years from 2002.
- Ground Rent: £150 per annum
- Service /Maintenance Change: £1,373 per annum



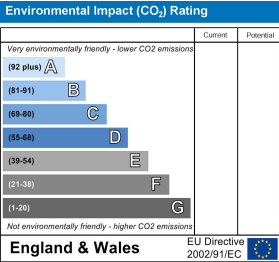
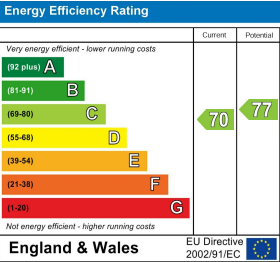
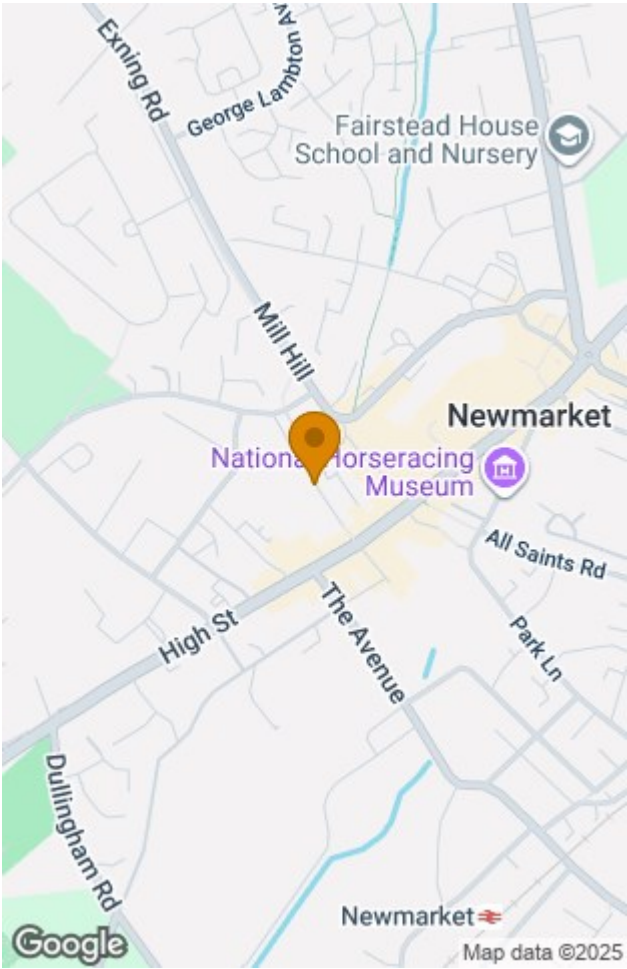
GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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