



**Flat 1, 18, St. Marys Square,
Newmarket, CB8 0HZ
£105,000**

MA
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St. Marys Square, Newmarket, CB8 0HZ

A modern basement studio apartment that is exceptionally well presented throughout and located within two minutes of the High Street in Newmarket.

Accommodation includes an open plan studio, separate fitted kitchen, shower room and a WC.

The property is an ideal first time purchase or investment opportunity.

Viewing is strongly recommended.

Hallway

With stairs rising. Door to:

WC

Fitted with a low level WC and pedestal wash hand basin.

Kitchen

8'5" x 5'4"

Fitted with a range of matching eye and base level storage units with work top surface over. Stainless steel sink and drainer. Intergraded oven. 4 ring inset hob with extractor hood over. Storage cupboard.

Studio

15'1" x 11'0"

With window to front aspect. Door through to:

Shower Room

Fitted with a shower cubicle and hand basin.

Location

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 15 miles from Bury St Edmunds, and roughly 40 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.

220Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Property Information

EPC - D

Tenure - Leasehold - 112 Years
(Ground Rent £100PA Service Charge £400PA - Paid every 6 months)

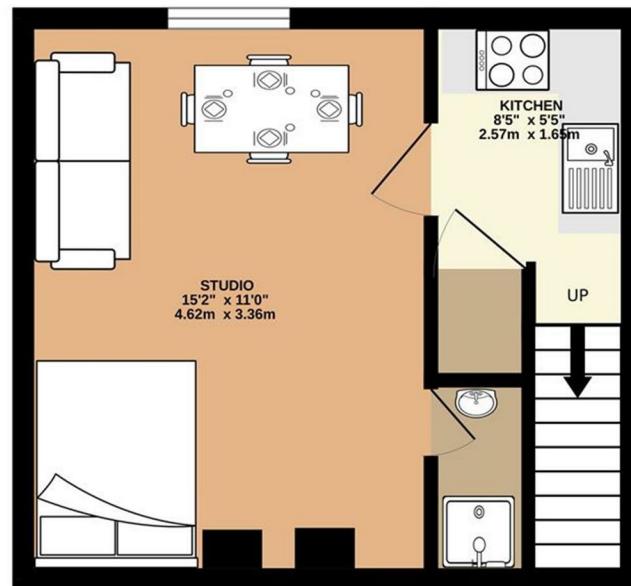
Council Tax Band - A West Suffolk
Property Type - Basement Studio Apartment

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1800Mbps download,



BASEMENT
246 sq.ft. (22.8 sq.m.) approx.

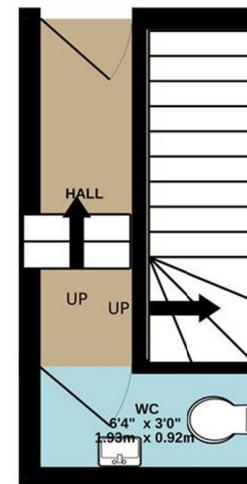
GROUND FLOOR
79 sq.ft. (7.3 sq.m.) approx.



TOTAL FLOOR AREA: 324 sq.ft. (30.1 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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- **Modern Basement Studio Apartment**
- **Well Presented Throughout**
- **Close To High Street**
- **Ideal First Time Purchase Or Investment Opportunity.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	71
(81-91)	B	60
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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