



**Amberley House, 22 Bury Road, Newmarket, CB8 7BU**

**CHEFFINS**

## Amberley House, 22 Bury Road

Newmarket,  
CB8 7BU

A rarely available one bedroom first floor flat on this popular development off Bury Road. The flat offers a kitchen, bathroom, bedroom and a lounge/diner. Outside there is ample off road parking. An ideal first time purchase or investment opportunity with NO ONWARDS CHAIN.

### LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

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Guide Price £165,000

## COMMUNAL ENTRANCE HALL

with main communal entrance door, stairs to first floor.

## HALLWAY

with entrance door, electric radiator, wood laminate flooring.

## SITTING/DINING ROOM

with wood laminate flooring, electric radiator.

## KITCHEN

with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, integrated electric hob and oven with extractor hood over, ceramic tiled floor, tiled splashbacks, space and plumbing for washing machine, space for fridge.

## BEDROOM

with wood laminate flooring.

## BATHROOM

with a panelled bath with shower over, pedestal hand wash basin, low level WC, airing cupboard, wall mounted electric heater.

## OUTSIDE

There is off-road unallocated parking and communal gardens.

## Sales Agents Notes

Tenure - Leasehold

Length of Lease - 66 years remaining

Annual Ground Rent - £150

Annual Service Charge - £1,600

Service Charge Review Period - Annually

Council Tax Band - A

Property Type - First Floor Flat

Property Construction - Brick & tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 344.44

Parking - Shared parking area

## Utilities / Services

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

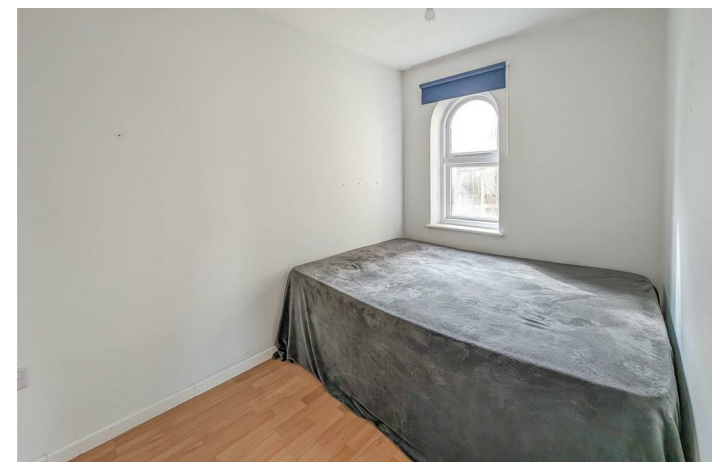
Heating sources - Electric Room heaters


Broadband Connected - No

Broadband Type - Fibre to the Cabinet

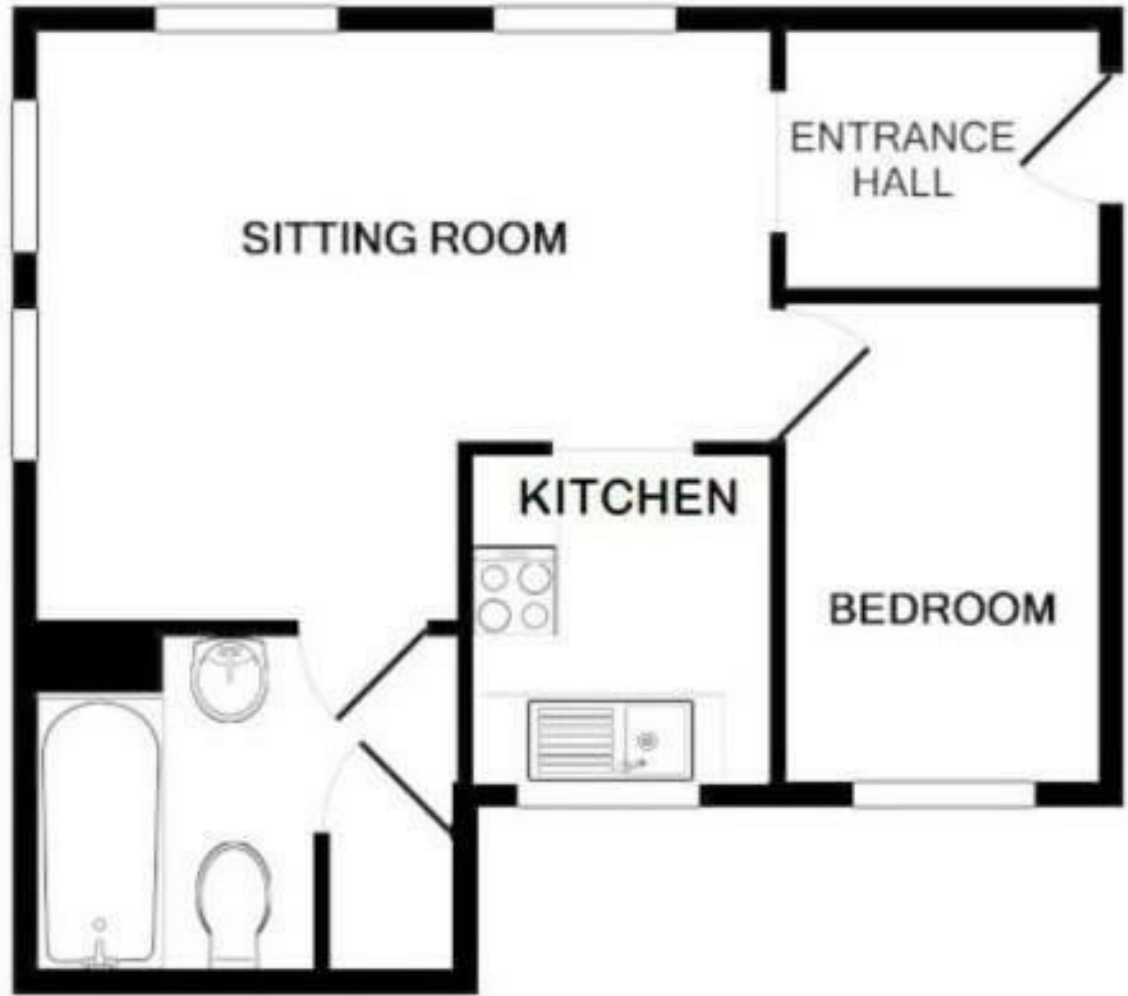
Mobile Signal/Coverage - Indoor and Outdoor Good

Conservation Area - Yes



| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

Guide Price £165,000  
 Tenure - Leasehold  
 Council Tax Band - A  
 Local Authority - West Suffolk



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.