



Skeaping Close, Newmarket, CB8 0GQ

**CHEFFINS**



## Skeaping Close

Newmarket,  
CB8 0GQ

A well presented first floor apartment located within a popular residential area situated close to Newmarket town centre. The property is offered with NO CHAIN and features an open plan kitchen/living/dining room, 2 good size bedrooms and a bathroom. Further benefits include an allocated parking space to the rear and gas central heating.

### 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.

2 1 1

**Guide Price £169,000**



**COMMUNAL ENTRANCE HALL**

with staircase leading to the first and second floor, door leading through to:

**ENTRANCE HALL**

with a large built in cupboard, security intercom phone.

**KITCHEN/LIVING/DINING ROOM**

Kitchen area fitted with a range of wall and base units with work top surfaces over, inset sink, built-in double oven, four ring gas hob with extractor hood over, space and plumbing for washing machine and space for tumble dryer or dishwasher, wall mounted gas fired boiler.

**BEDROOM 1****BEDROOM 2****BATHROOM**

with a panel sided bath with shower attachment over, hand wash basin, low level WC, part tiled walls.

**OUTSIDE**

To the front of the property is a small lawned area.

To the rear the property benefits from one allocated space, lockable bicycle store and bin store.

**Sales Agents Notes**

Tenure - Leasehold

Length of Lease - 107 years remaining

Annual Ground Rent - £150

Annual Service Charge - £2,120 approx.

Service Charge Review Period - Annually

Council Tax Band - A

Property Type - First Floor Apartment

Property Construction - Cavity wall construction

Number & Types of Room - Please refer to the floorplan


Square Footage - 473.61

Parking - 1 Allocated Parking Space

Heating sources - Gas Central Heating

For more information on this property, please refer to the Material Information Brochure on our website.

FIRST FLOOR  
619 sq.ft. (57.6 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	79
(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 2002/91/EC		

Guide Price £169,000  
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.