



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.



Guide Price £169,000



CHEFFINS













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

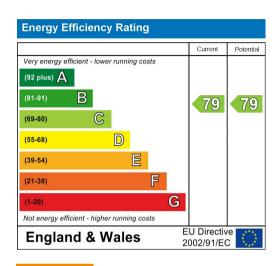
Number & Types of Room – Please refer to the floorplan

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.



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Tenure - Leasehold
Council Tax Band - A
Local Authority - West Suffolk







