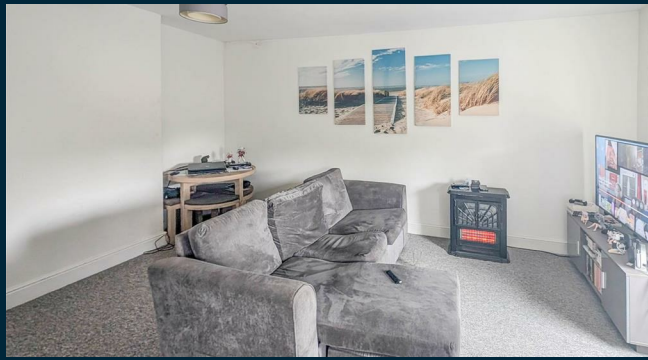


# CHEFFINS



18 St. Marys Square, Newmarket, CB8 0HZ

Guide Price £155,000



- Well Appointed
- Renovated
- Spacious Flat
- 114 Year Lease – Currently Achieving £1100 pcm in Rent
- Close to the Town Centre
- NO CHAIN

**COMMUNAL ENTRANCE HALL**  
with entrance door and stairs to the first floor.

**OPEN PLAN LIVING/DINING ROOM**  
with an electric radiator, window to the front aspect, access through to;

**KITCHEN AREA**  
with a range of base and wall mounted units, stainless steel sink and drainer, integrated fridge, space and plumbing for washing machine, fitted electric oven with ceramic hob and extractor hood over, window to the front aspect.

**BEDROOM**  
with an electric radiator, storage area and 3 windows overlooking the rear garden.

**ENSUITE SHOWER ROOM**  
with a shower cubicle with glass screen, hand wash basin with storage under, low level WC, extractor fan.

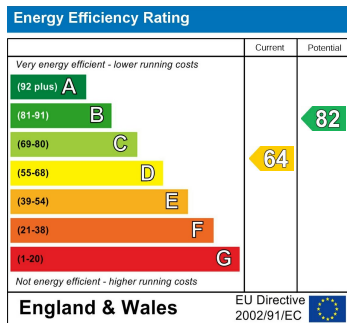
**OUTSIDE**  
The property has a communal courtyard to the rear and a designated shed.

**Sales Agents Notes**  
Tenure – Leasehold  
Length of Lease – 114 years remaining  
Annual Ground Rent – £165 approx.  
Annual Service Charge – £110 approx.  
Service Charge Review Period – Annually  
Council Tax Band – A  
Property Type – First Floor Flat  
Property Construction – Brick and slate roof  
Number & Types of Room – Please refer to the floorplan  
Square Footage – 430.55  
Parking – On Street or nearby car parks  
Heating sources – Electric storage heaters

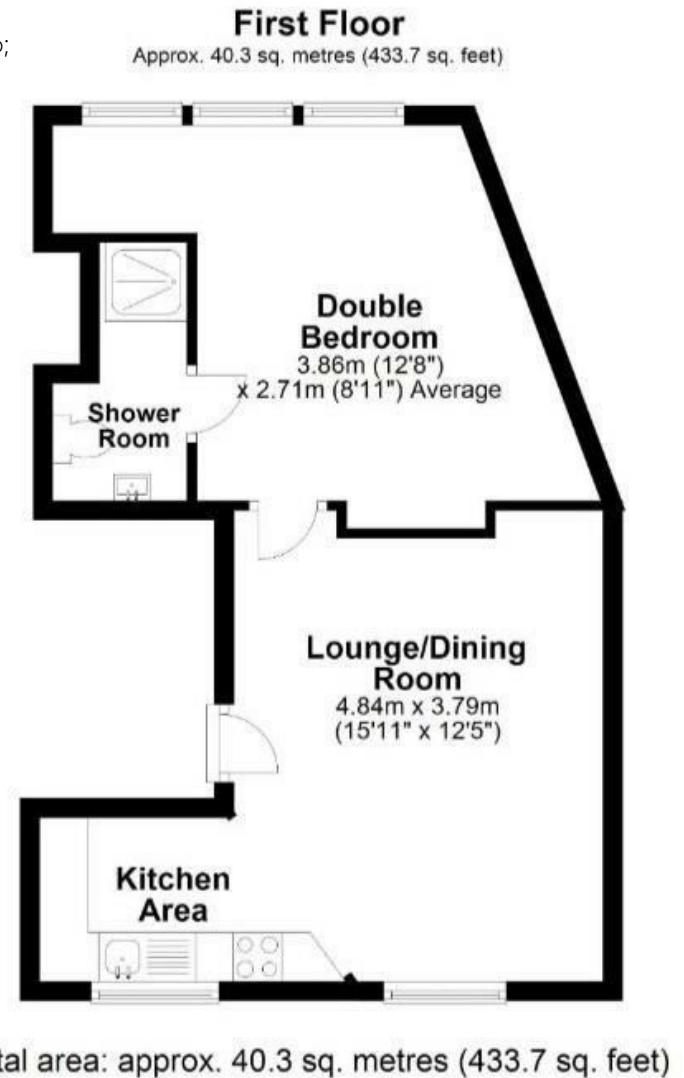
Flood risk – Rivers & Seas (Medium Risk), Surface Water (High Risk)  
Listed – Grade 2 Listed  
Conservation Area – Yes Newmarket

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

A well proportioned first floor flat within walking distance of the High Street and railway station. The property is Grade 2 listed and benefits from one bedroom and an ensuite shower room and an open plan lounge/kitchen/diner. The property is located with a lovely view of the bridleway and offers views of the horses on way to exercise. Available with NO CHAIN.



Guide Price £155,000  
Tenure – Leasehold  
Council Tax Band – A  
Local Authority – West Suffolk



Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk



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.