



18 St. Marys Square, Newmarket, CB8 0HZ

CHEFFINS

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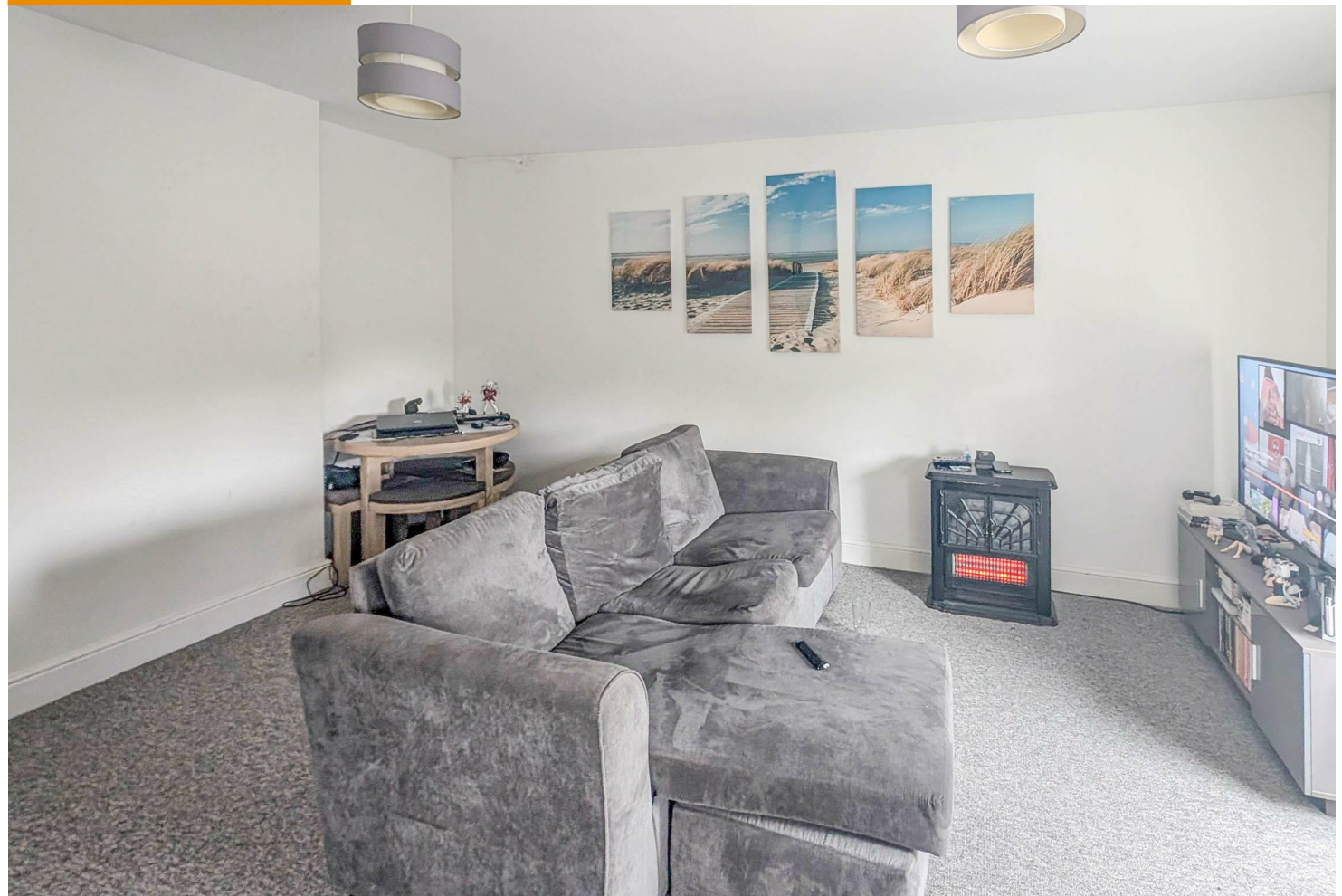
A well proportioned first floor flat within walking distance of the High Street and railway station. The property is Grade 2 listed and benefits from one bedroom and an ensuite shower room and an open plan lounge/kitchen/diner. The property is located with a lovely view of the bridleway and offers views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

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.



Offers In Excess Of £140,000



**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

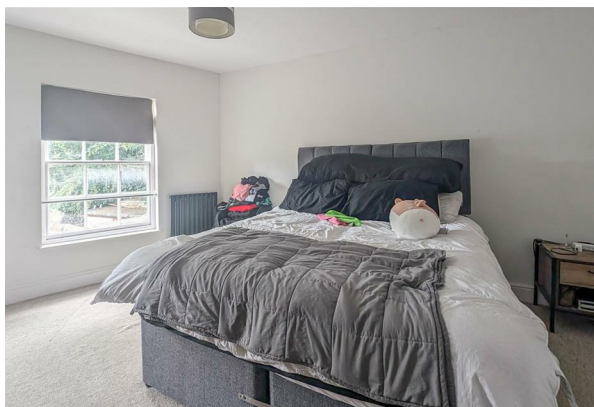
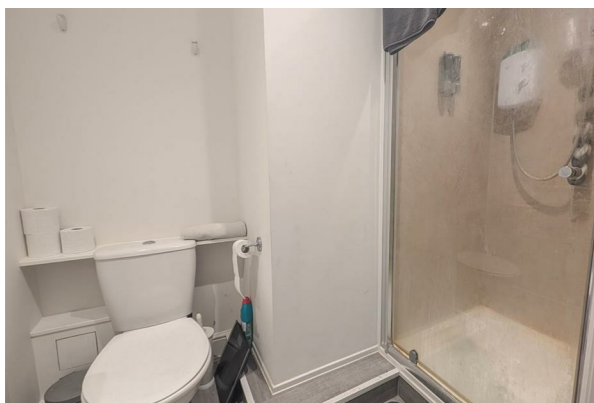
Parking – On Street or nearby car parks

Heating sources – Electric storage heaters

Listed – Grade 2 Listed

Conservation Area – Yes Newmarket

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





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		82	
(81-91) B			
(69-80) C			
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Offers In Excess Of £140,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - West Suffolk

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

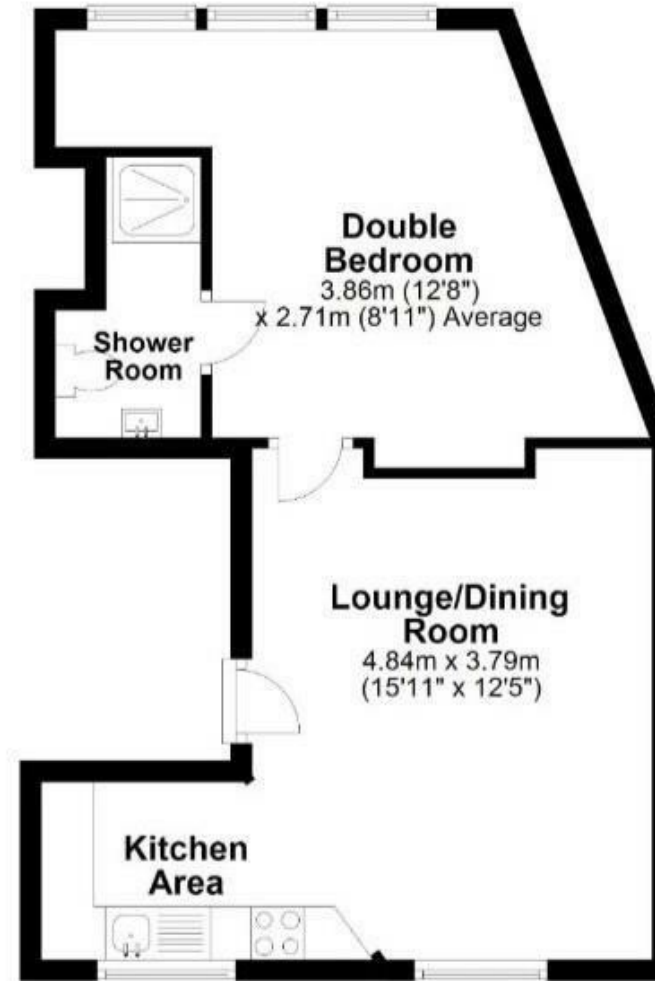
For more information on this property please refer to the Material Information Brochure on our website.

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.

First Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



Total area: approx. 40.3 sq. metres (433.7 sq. feet)



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