



**Sovereign Court, Newmarket, CB8 8JG**

**CHEFFINS**



## Sovereign Court

Newmarket,  
CB8 8JG

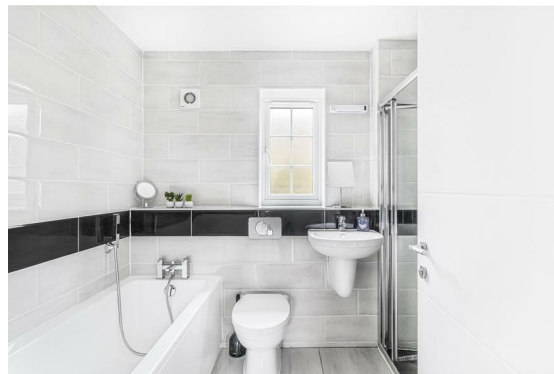
- Ground Floor Apartment
- Open Plan Living Space
- 2 Double Bedrooms
- Close to Town Centre & Train Station
- 1 Allocated Parking Space

A modern 2 bedroom ground floor apartment with an open plan living space, located within easy reach of both Newmarket town centre and the Train Station.



**Guide Price £225,000**





## 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.

**COMMUNAL HALLWAY**

with a communal entrance door.

**ENTRANCE HALL**

with an entrance door, laminate wood effect flooring, a large walk-in storage cupboard housing the gas boiler with space and plumbing for a washing machine and a further storage cupboard with shelving.

**OPEN PLAN KITCHEN/LIVING AREA**

with a fully fitted kitchen with stainless steel sink and drainer, inset electric oven and electric hob (not induction), integrated inset fridge/freezer and slimline dishwasher, range of waist and eye level units, laminate wood effect flooring.

**BEDROOM 1**

A double room with a built-in double wardrobe with sliding doors, laminate wood effect flooring.

**BEDROOM 2**

A double room with laminate wood effect flooring.

**BATHROOM**

with a bath, walk-in shower cubicle, low level WC, hand basin, heated towel rail, tiled walls and flooring.

**OUTSIDE**

Outside benefits a communal bin store and bike area.

1 allocated parking space is located to the left of the front right entrance of the property.

**Sales Agents Notes**

Tenure - Leasehold

Length of Lease - 985 years remaining

Annual Ground Rent - £100

Annual Service Charge - £1,200

Service Charge Review Period - Annually

Please note the property is located close to Newmarket train station and so the railway line is visible and runs adjacent to the property.


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







Approximate Gross Internal Area 650 sq ft - 60 sq m

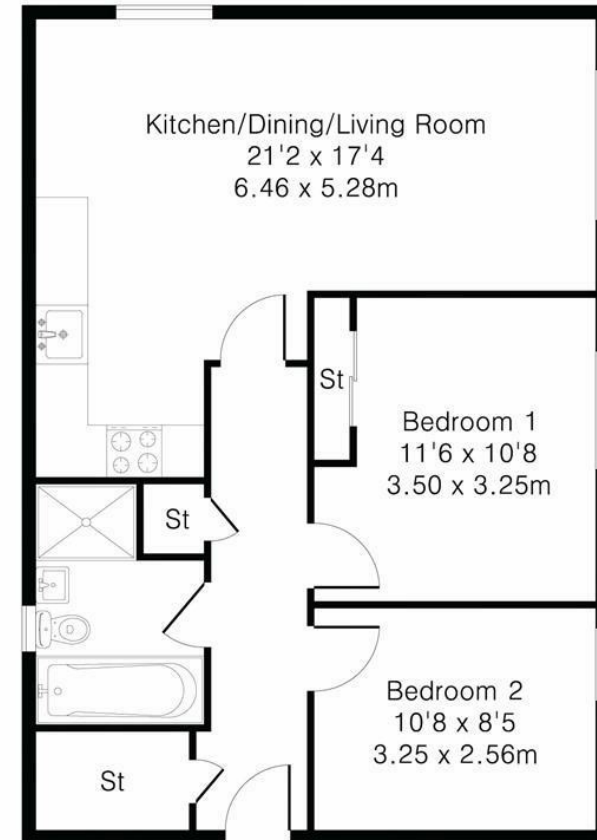
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £225,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - West Suffolk



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://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.

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