110, Manderston Road
Newmarket, Suffolk CB8 0NU
£199,995

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A superb opportunity to purchase a ground floor apartment positioned in a popular and established residential area and within easy reach of an appealing range of shops and restaurants.

Recently redecorated, this deceptive property boasts a communal entrance with store, private entrance hallway, large living/dining room, kitchen, two double bedrooms and a bathroom.

Complete with a very good sized, enclosed private garden and off-road parking for at least two vehicles to the front.

Communal Entrance Hall

With built in storage, window to the front aspect, door leading through to:

Entrance Hall

With built in storage, window to the front aspect, door leading through to:

Living Room 20'5" x 10'11" (6.24m x 3.35m)

Dual aspect room with windows to the front and side aspects, feature fireplace, ample room for dining table and chairs and radiator.

Kitchen 8'9" x 8'0" (2.69m x 2.46m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for cooker, space for fridge/freezer, space and plumbing for washing machine, inset sink unit with mixer tap over, wall mounted gas fired boiler, radiator, window to the rear aspect, part glazed door leading to the garden.

Master Bedroom 14'9" x 9'1" (4.50m x 2.78m)

With window to the side aspect, built in wardrobe, radiator.

Bedroom 2 11'5" x 11'4" (3.50m x 3.46m)

With window to the rear aspect, built in wardrobe, door to the side aspect, radiator.

Bathroom 8'0" x 6'0" (2.46m x 1.84m)

With suite comprising panel bath, pedestal wash hand basin and low level WC, part tiled walls, heated towel rail, airing cupboard, window to the rear aspect.

Outside

Fully enclosed, good sized, private garden predominantly laid to lawn and off road parking for at least two vehicles to the front.

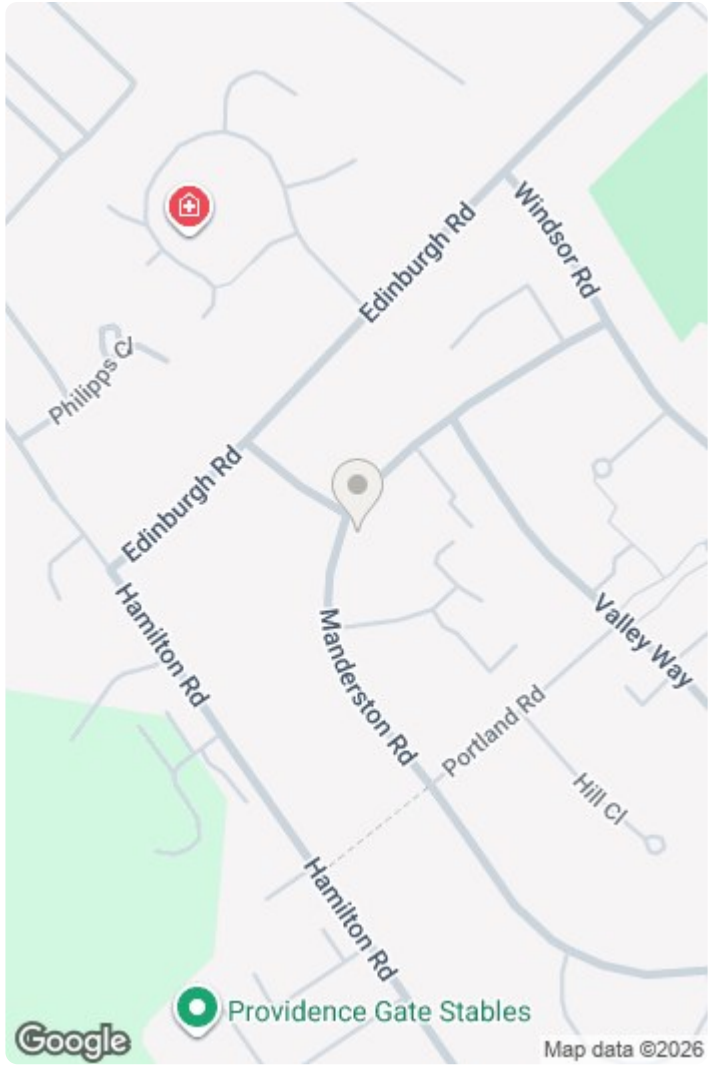
Location

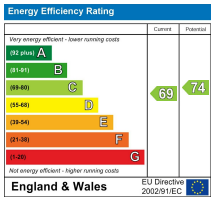
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 15 miles from Bury St Edmunds, and roughly 40 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

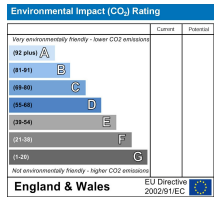
Property Information

EPC - C
Tenure - Leasehold (92 years remaining) (£140 yearly ground rent and maintenance charge)
Council Tax Band - B West Suffolk
Property Type - Apartment
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 63 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.







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