

Hillside, Heath Road,
Newmarket, CB8 8AY
£135,000

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Hillside, Heath Road, Newmarket, CB8 8AY

A charming ground floor apartment on this popular development with stunning views over Warren Hill with a blend of character and stylish modern charm.

The accommodation briefly comprises of a sitting room, kitchen/dining room, bedroom and a bathroom. Outside it has a balcony overlooking the rear communal garden whilst to the front the living room has a door leading out to a step that provides a fantastic view over The Gallops. Parking is adjacent to the property.

The property is available with no upward chain and is suitable for over 55s only.







Living Room
13'4" x 13'0"
Windows to Front aspect.

Bathroom
8'0" x 5'0"
Suite comprising of a panelled bath with shower attachment over. WC and vanity sink unit with storage.

Kitchen
11'9" x 6'2"
Fitted with a range of eye and base level units with worktop over. Stainless steel sink with mixer tap over. Integrated oven, hob and fridge/freezer.

Dining Space
17'9" x 9'9"
French doors leading to balcony and rear garden.

Bedroom
8'1" x 7'8"
Built in storage.

Outside Front
Gravel driveway with steps leading to front door. parking for 2 cars.

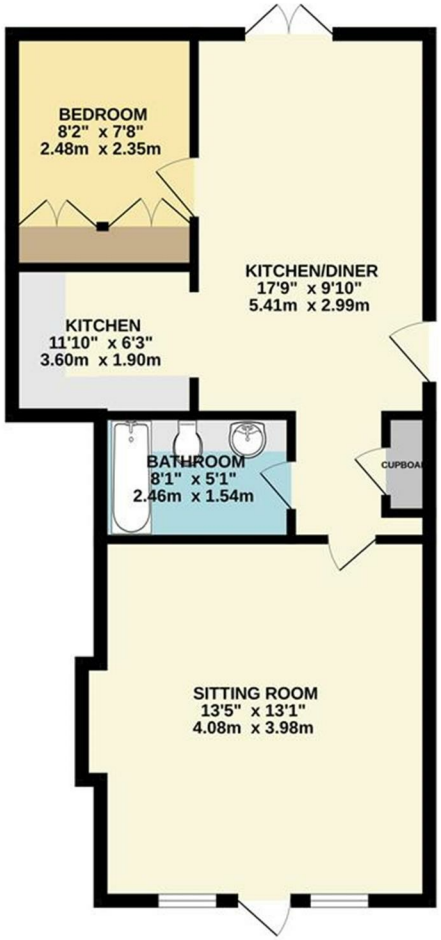
Outside Rear
Balcony leading from dining room down to communal garden.

Property Details
EPC - TBC
Tenure - Leasehold - ground rent and maintenance charges: please see agent notes.
Council Tax Band - B (West Suffolk)
Property Type - Flat
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 44.2 SQM
Parking – Private parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric underfloor.
Broadband Connected - tbc
Broadband Type – Superfast available, 80Mbps download, 20Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

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 20 miles from Bury St Edmunds, and roughly 30 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.

Agent Notes:
Current Service Charge is £3798.98 per annum
Ground Rent is £250 per annum.
Lease is 125 years from September 1987.

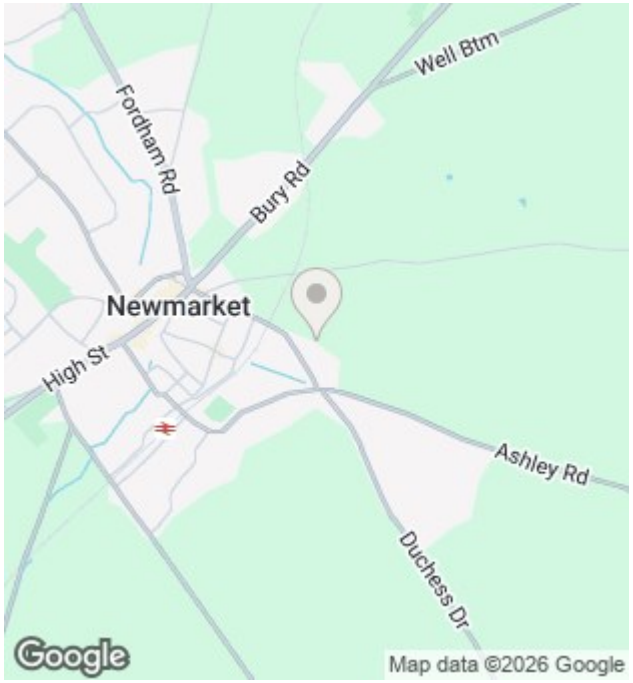
GROUND FLOOR

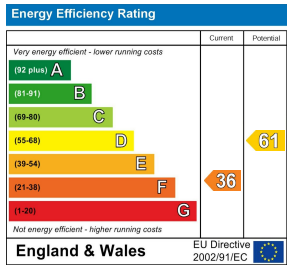


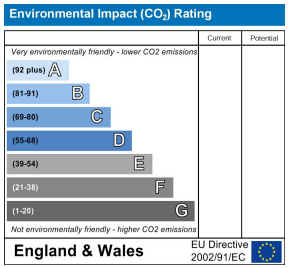
1 HILLSIDE HEATH ROAD NEWMARKET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Ground Floor Apartment**
- **Communal Garden**
- **Beautiful Views**
- **Over 55's Only**







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