



**GEORGE LAMBTON AVENUE
NEWMARKET, CB8 0BN
FOR SALE**

- VENDORS HAVE FOUND A PROPERTY
- FIRST FLOOR FLAT
- TWO BEDROOMS
- SHORT WALK TO TOWN CENTRE
- COMMUNAL PARKING AND GARDENS
- AMPLE STORAGE THROUGHOUT
- OUTDOOR STORAGE
- EPC C
- COUNCIL TAX BAND A



PRICE
OIEO £150,000



Vendors have found a property!

GD Estates are pleased to offer to the market this well-presented two-bedroom first floor flat, situated on George Lambton Avenue within the highly sought-after town of Newmarket.

The internal accommodation comprises two good-sized bedrooms, a bright living room with access to a private balcony, a fitted kitchen, family bathroom, and ample storage throughout.

Externally, the property benefits from access to well-maintained communal gardens, residents' parking, and its own outdoor storage unit..



LOCATION:

Newmarket is a highly regarded market town on the Suffolk/Cambridgeshire border. Offering a unique blend of historic charm and modern convenience, the town provides an excellent range of amenities including shops, restaurants, cafes, and supermarkets, as well as well-regarded schools for all ages.

The town benefits from strong transport links, with easy access to the A14 connecting to Cambridge, Bury St Edmunds and beyond, while Newmarket railway station offers direct services to Cambridge, Ipswich and London connections.

Cambridge is approximately 14 miles away, making Newmarket a popular choice for commuters..

ENTRANCE HALLWAY:

The building is accessed via a communal entrance hallway, with a stairwell leading to the first floor. The flat itself is entered through a uPVC door into a spacious internal hallway, providing access to all accommodation. The hallway also benefits from three storage cupboards, a radiator, and an electric intercom system.

LIVING ROOM

18' 4" x 9' 6" (5.59m x 2.9m):

A light and airy living room featuring a uPVC door opening onto a private balcony, along with uPVC windows to the front aspect. The room is complete with a radiator.

KITCHEN

12' 7" x 7' 3" (3.84m x 2.21m):

The kitchen is fitted with a range of wall-mounted and base units set beneath square-edge, granite-effect worktops with complementary tiled splashbacks. There is an inset stainless steel sink with drainer and mixer tap, an integrated electric oven and hob, and space and plumbing for a washing machine/dishwasher, as well as space for a fridge freezer. Additional features include a wall-mounted combination boiler, a radiator, and a uPVC window to the rear aspect.

BEDROOM 1

13' 5 (max)" x 8' 5" (4.09m x 2.57m):

A spacious double bedroom featuring built-in wardrobes, a radiator, and a uPVC window to the front aspect.

BEDROOM 2

12' 7 (max)" x 5' 8" (3.84m x 1.73m):

The room is complemented by a built-in storage cupboard, radiator, and a uPVC window to the rear aspect.

BATHROOM:

The bathroom features a three-piece white suite comprising a walk-in shower cubicle, low-level WC, and a wall-mounted wash hand basin with storage beneath. The room is finished with fully tiled walls, a radiator, and an obscure uPVC window to the rear aspect.



EXTERNALLY:

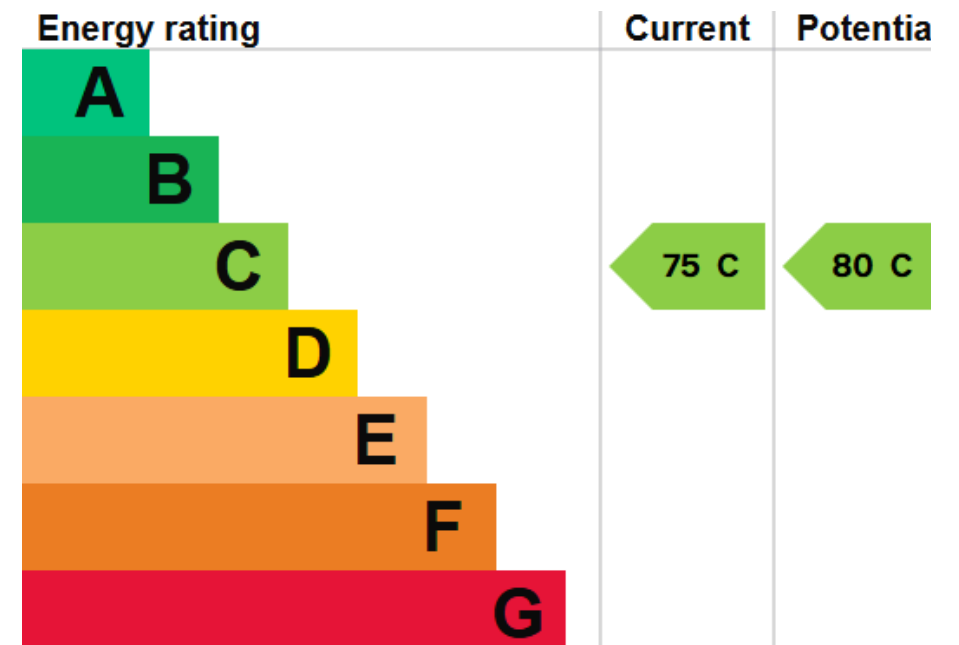
Externally, the property benefits from a private balcony, access to well-maintained communal gardens, and residents' parking, in addition to its own storage unit.

SERVICES:

The property benefits from mains gas, water, drainage and electric. Gas fired central heating.

TENURE:

- The property is LEASEHOLD and will be sold with vacant possession.
- A lease of 125 years was granted in September 1994
- Ground rent and service charges total approx £450 p/a (including buildings insurance)



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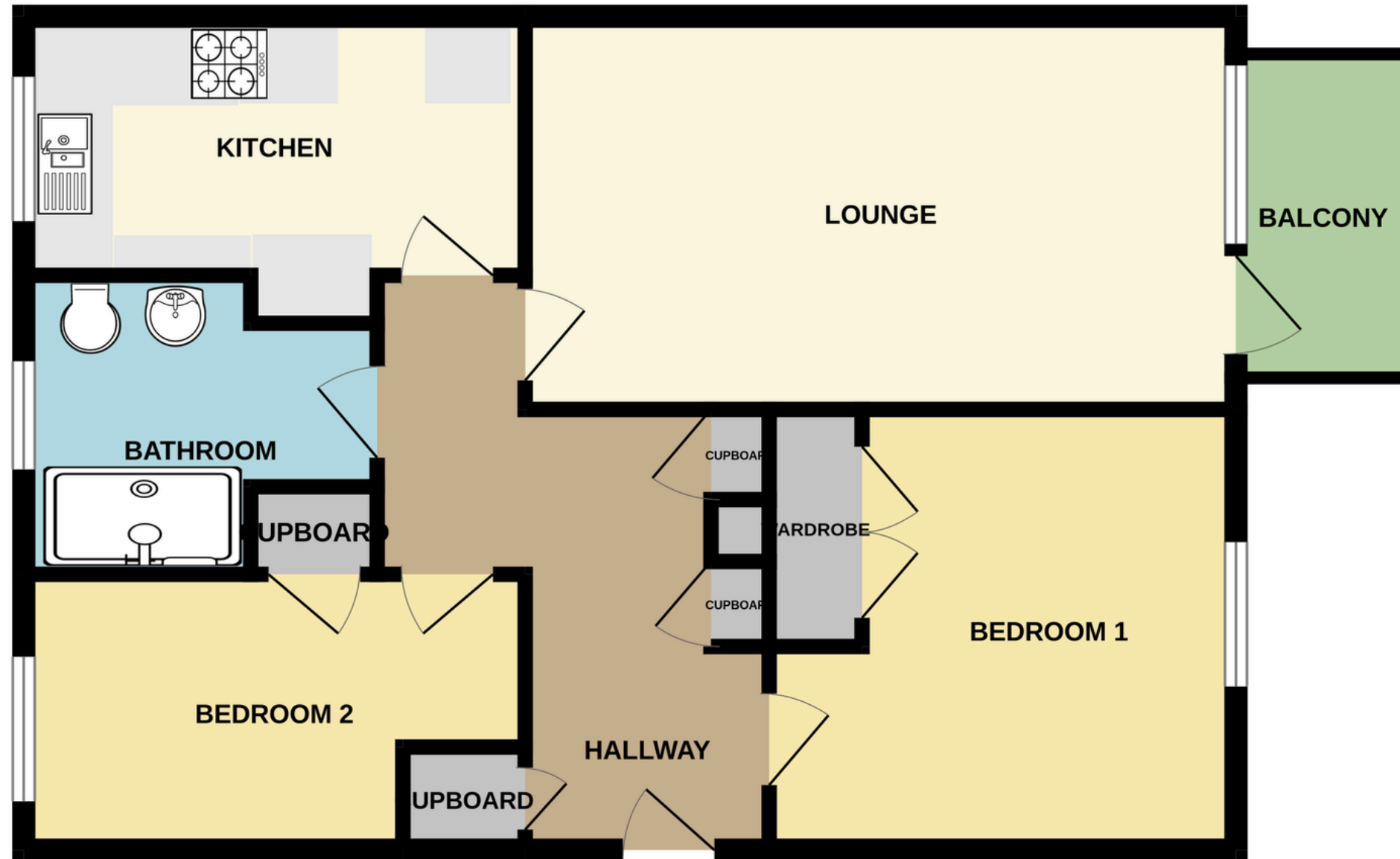


sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ

GROUND FLOOR



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01284 750891



sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ