



New Cheveley Road, Newmarket, Suffolk

Pocock + Shaw

232 New Cheveley Road  
Newmarket  
Suffolk  
CB8 8BZ

A well presented one bedroom ground floor flat standing in a popular non-estate location south-east of the town centre. The property is offered with no onward chain and benefits from a modern fitted kitchen, a living room/dining room and a shower room/wet room. Features include modern electric heating, uPVC double glazing and a rear courtyard.

Guide Price £140,000



**Location** Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

### Accommodation

**Entrance hall** with a part glazed entrance door, built in cupboard.

**Living room/dining room** with a window to the front aspect.

**Kitchen** with fitted base and wall mounted units, worktops with recessed sink and drainer, integrated eye level oven and grill, 4 ring ceramic hob and extractor hood over, window to the side and rear aspect, half glazed door to the rear.

**Bedroom 1** with a window to the rear aspect.

**Shower room/wet room** with a walk-in shower area, hand basin and low level WC.

**Outside** The property is attractively set back from the road behind an established hedge with a communal grass area and a pathway leading to the front entrance door.

To the rear of the property is a paved courtyard and a brick storage shed. Access is via a shared public footway through the courtyard to the flat above. There is a communal parking area to the rear which is accessed via the nearby Barry Lynham Drive.

**Tenure** The property is leasehold with 89 years remaining of the original 125 years. The service charge for the period April 2024-March 2025 was £465,07 and the ground rent is £10 per annum.

### Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a medium flood risk area.

The property has a registered title.

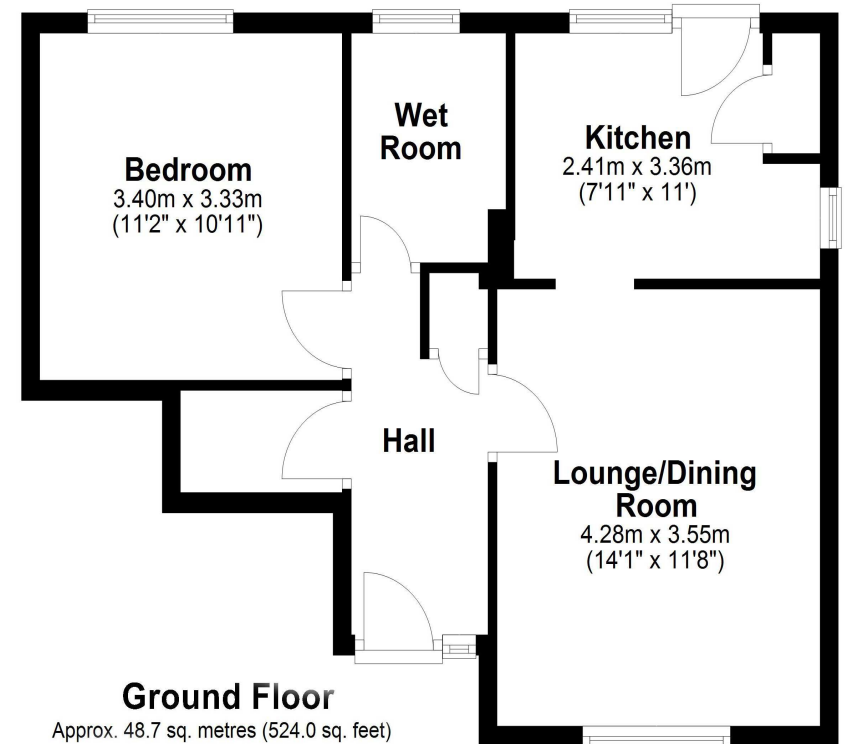
Internet connection, basic: 15Mbps, Superfast 80Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available. EPC: E

**Council Tax** Band A West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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