



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

**MA**  
Morris Armitage

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[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

**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: TBC

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

Broadband Connected - tbc

Broadband Type – Superfast available, 80Mbps download, 20Mbps upload

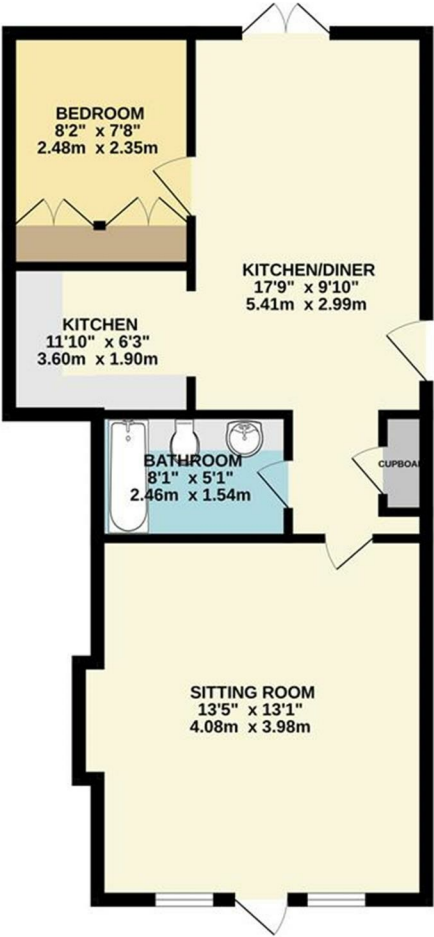
Mobile Signal/Coverage – Ofcom advise likely on all networks

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.

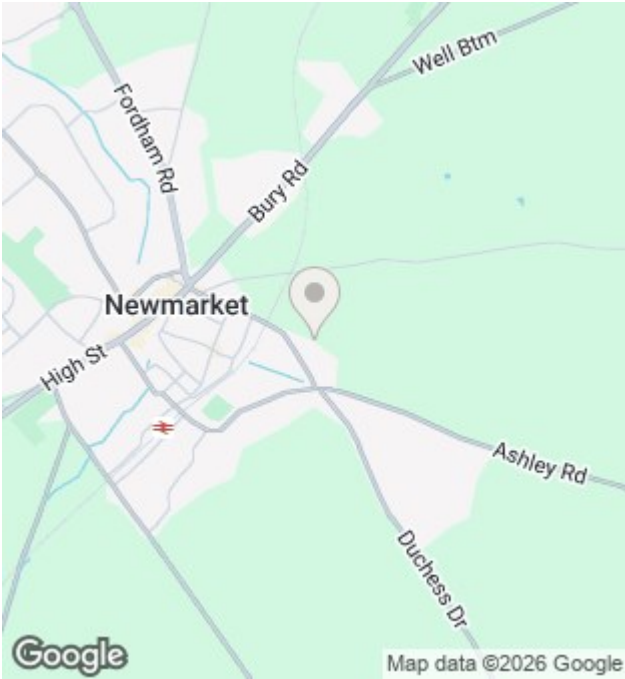




1 HILLSIDE HEATH ROAD NEWMARKET

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



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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