



**Granby Street, Newmarket CB8 8HB**  
**Guide Price £127,000**

## Granby Street, Newmarket CB8 8HB

A ground floor apartment set in striking distance of the High Street and railway station.

Boasting accommodation to include open plan living room/kitchen area, one bedroom and shower room.

Ideal for investment with over 100 years remaining on the lease.

- **Ground Floor Apartment**
- **Contemporary Shower Room**
- **Viewing Highly Recommended**
- **Spacious Kitchen/Living Room**
- **Ideal Location for Newmarket Town**
- **1 Bedroom**
- **100 Year Leasehold**

### Entrance Hall

Doors leading to all rooms and bathroom.

### Kitchen/Living/Dining Room 16'7" x 12'0" (5.08m x 3.68m)

Spacious room with modern kitchen with range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset hob above with stainless steel splashback and extractor over. Integrated dishwasher. Space for fridge/freezer. Attractively tiled splashbacks. French doors leading to rear. Tiled flooring to kitchen. Wood effect flooring to living area.

### Bedroom 9'3" x 5'7" (2.84m x 1.72m)

Currently fitted with mezzanine

double bed with storage under. Window overlooking side aspect.

### Shower Room

Modern white suite comprising low level W.C., wall mounted hand basin with mixer tap over and storage drawer under and generous walk-in shower cubicle. with wall mounted shower. LVT wood flooring. Ladder style radiator. Obscured window. Door to entrance hall.

### PROPERTY INFORMATION

Maintenance fee - Service fee £300,  
Ground rent £300 charged annually  
EPC - D  
Tenure - Leasehold  
Council Tax Band - A  
Property Type - Ground Floor  
Apartment  
Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 31 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric Storage Heaters

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom

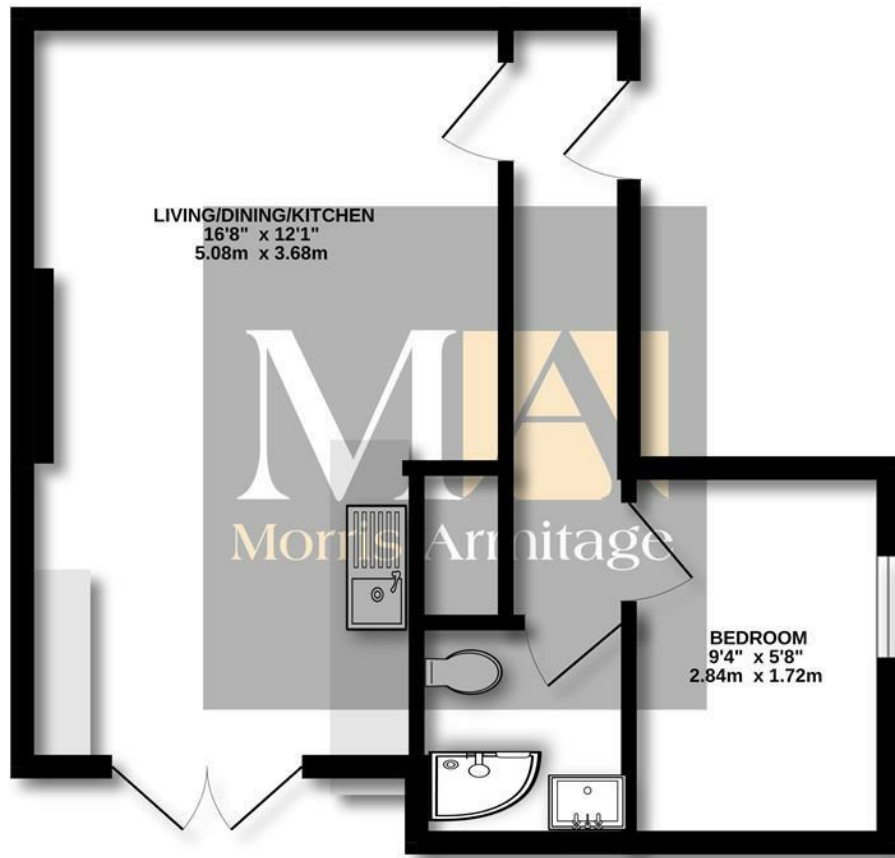
advise likely on all networks

Rights of Way, Easements, Covenants

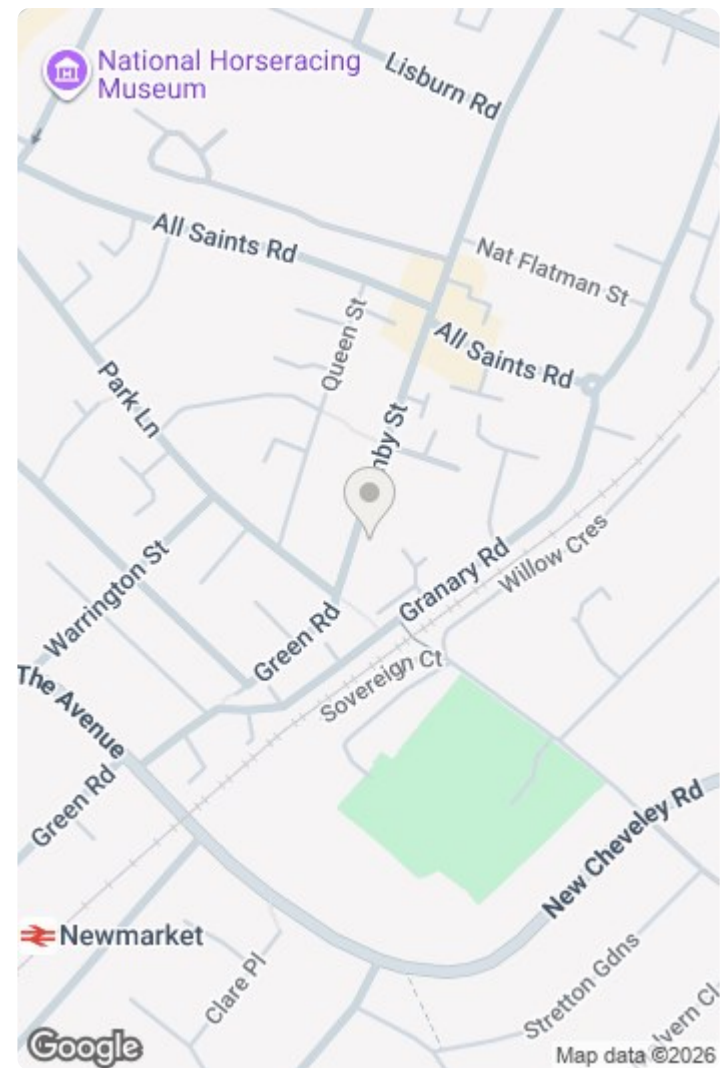
– None that the vendor is aware of



# GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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