



**Heath Road, Newmarket CB8 8AY**

**Guide Price £175,000**

## Hillside, Heath Road, Newmarket CB8 8AY

A superbly presented ground floor apartment, for over 55's, offering stunning views overlooking the famous horse racing gallops of Newmarket. Offered for sale with the distinct advantage of NO ONWARD CHAIN making viewing absolutely essential.

This property has been stylishly improved with Swedish fixtures and fittings with triple glazing throughout offering accommodation comprising an entrance porch, open plan living room/dining room, re-fitted kitchen with built-in appliances, two good size bedrooms and a re-fitted bathroom.

Call us today to arrange a viewing appointment!

### Private Entrance Porch

Entrance porch leading to a bright, light open plan apartment.

### Kitchen 10'11" x 5'10" (3.33m x 1.79m)

Stylish, contemporary kitchen with a range of fitted eye and base level cupboards with under cupboard lighting and granite work top over. Inset sink with mixer tap over. Inset Neff flexi induction hob with extractor over. Integrated Bosch fridge. Undercounter Bosch slimline dishwasher. Wood effect vinyl flooring.

### Living Room 27'8" x 13'5" (8.45m x 4.09m)

Spacious living room with triple glazed French doors overlooking the gallops, opening onto the front lawn. Radiator.

### Bedroom 1 14'4" x 8'11" (4.39m x 2.74m)

Generous double room with built-in sliding door wardrobe. Window overlooking the gallops. Radiator.

### Bedroom 2 9'9" x 8'11" (2.99m x 2.74m)

Spacious double room with built-in

sliding door wardrobe (space and plumbing for washing machine and space for tumble dryer). Boiler cupboard. Window overlooking the attractive communal gardens to the rear. Radiator.

### Bathroom 6'5" x 5'10" (1.98m x 1.78m)

Contemporary bathroom with white suite comprising of low level W.C. with concealed cistern, inset hand basin with mixer tap over and built-in storage under, generous walk-in shower, with wall mounted electric shower and sliding glass doors. Attractive tiling throughout. Wood effect vinyl flooring. Built-in storage cupboard.

### Outside

The apartment is set in a stunning location with well maintained communal gardens and private parking. Access is from the attractive Heath Road, beside the gallops, with a paved path from Heath Road leading directly to the apartment.

### PROPERTY INFORMATION

Maintenance fee - Ground Rent: £250per annum; Management

Service Fee: £311.25 per month

EPC - C

Tenure - Leasehold - 88 years remaining

Council Tax Band - B (West Suffolk)  
Property Type - Ground floor apartment

Property Construction - Standard  
Number & Types of Room - Please refer to the floorplan

Square Meters - 58 SQM

Parking - Ample, floodlit parking within grounds

Electric Supply - Main

Water Supply - Main

Sewerage - Main

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Superfast available

Mobile Signal/Coverage - Good  
Rights of Way, Easements, Covenants

- None that the vendor is aware of  
Location - What 3 Words -

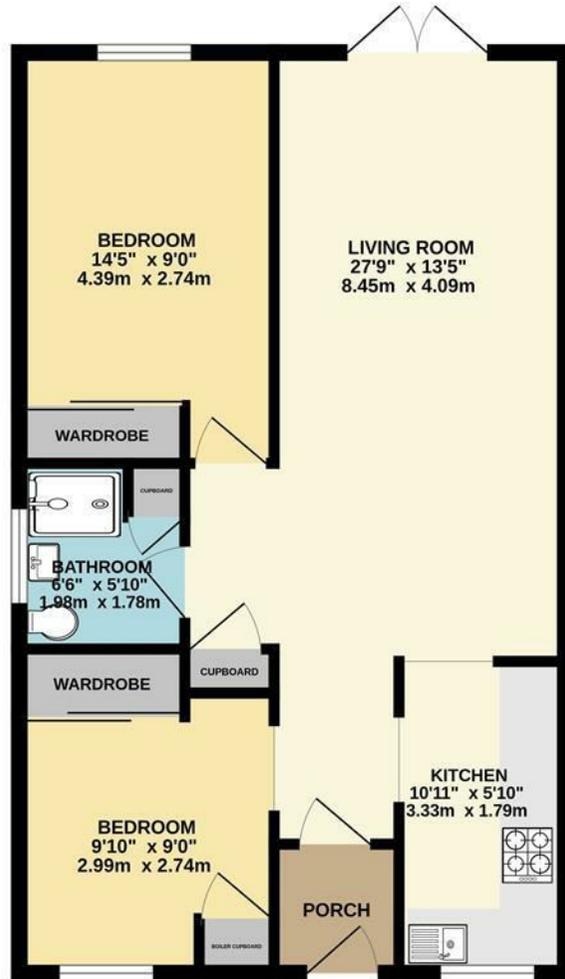
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### Viewing Arrangements

Viewing strictly by prior arrangement with Morris Armitage. Please call 01638 560221 to arrange a mutually convenient time.



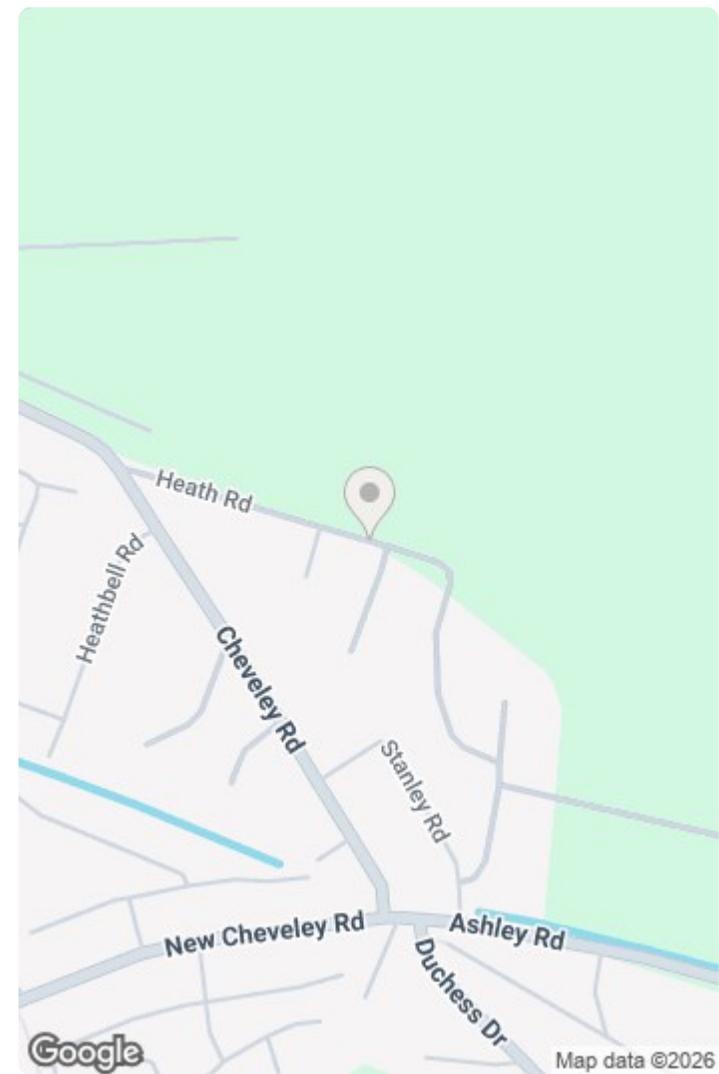
GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



9 HILLSIDE, HEATH ROAD NEWMARKET CB8 8AY

TOTAL FLOOR AREA: 621 sq.ft. (57.7 sq.m.) approx.

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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	77		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (1-14)		A (1-14)	
B (15-20)		B (15-20)	
C (21-25)		C (21-25)	
D (26-34)		D (26-34)	
E (35-39)		E (35-39)	
F (40-44)		F (40-44)	
G (45-48)		G (45-48)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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