



Heath Road, Newmarket CB8 8AY

Guide Price £89,995

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A first floor apartment set on the edge of the town centre and offered for sale with no onward chain and available for the over 55's.

Offering light and airy accommodation, this property benefits from living room, kitchen, double bedroom and bathroom.

With the added benefit of being Warden assisted with a call button inside the apartment.

Communal grounds with a pleasant view overlooking well maintained gardens.

Entrance Hall

Doors leading to kitchen and sitting room. Built-in cupboard.

Kitchen

A range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer. Space and connection for cooker. Space and plumbing for washing machine. Tiled splashbacks throughout working areas. Vinyl tile effect flooring. Radiator. Window overlooking rear aspect. Door to entrance hall.

Sitting Room

Generous sitting room with window overlooking rear aspect. Radiator. Doors to entrance hall and inner hallway.

Inner Hallway

Doors leading to bedroom, bathroom and sitting room. Window overlooking front aspect.

Bedroom

Spacious double bedroom with Velux

window and window overlooking front aspect. Built-in wardrobe. Radiator. Door to entrance hall.

Bathroom

White suite comprising low level W.C., pedestal hand basin with mixer tap over and panelled bath with mixer tap and shower attachment over. Tiled throughout. Vinyl flooring. Obscured window. Radiator. Door to entrance hall.

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 leading to communal entrance.

PROPERTY INFORMATION

Maintenance fee - Approx. Ground rent per year is £250.00. £125 in December and £125 in June. Maintenance fee - approx. £870 per quarter.

EPC - D

Tenure - Leasehold
Council Tax Band - A (West Suffolk)
Property Type - Top Floor Apartment
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 44 SQM
Parking – Allocated
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
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 - What 3 Words -
///deflated.audit.slang

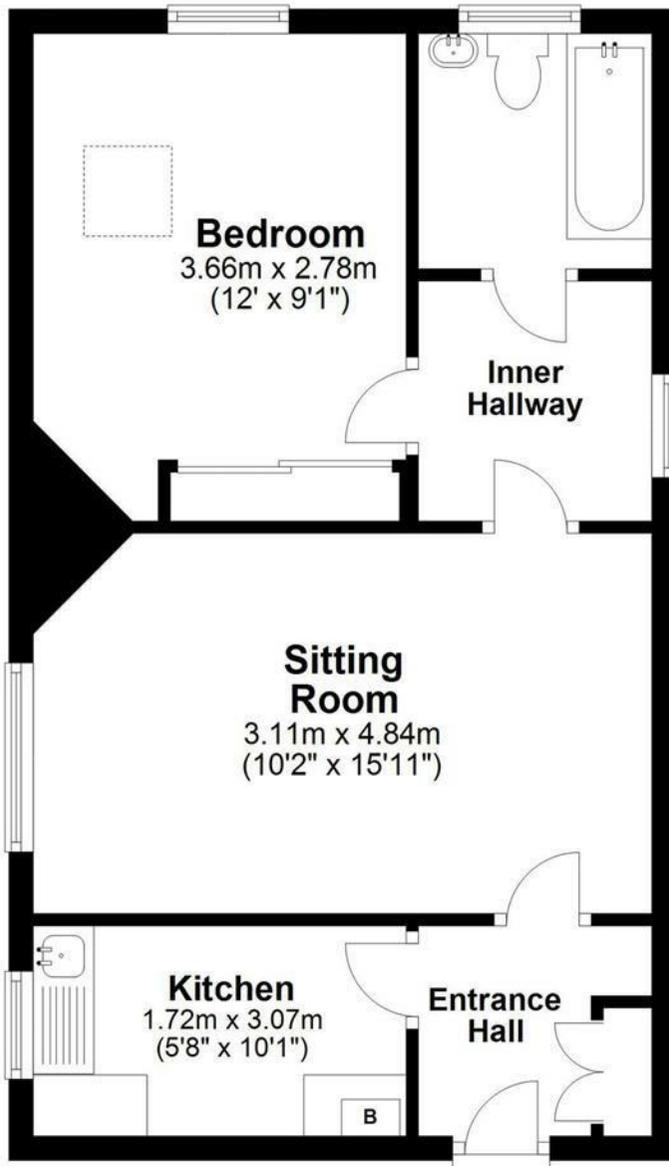
Agent Notes:

Leasehold Remaining Approx. 85 years

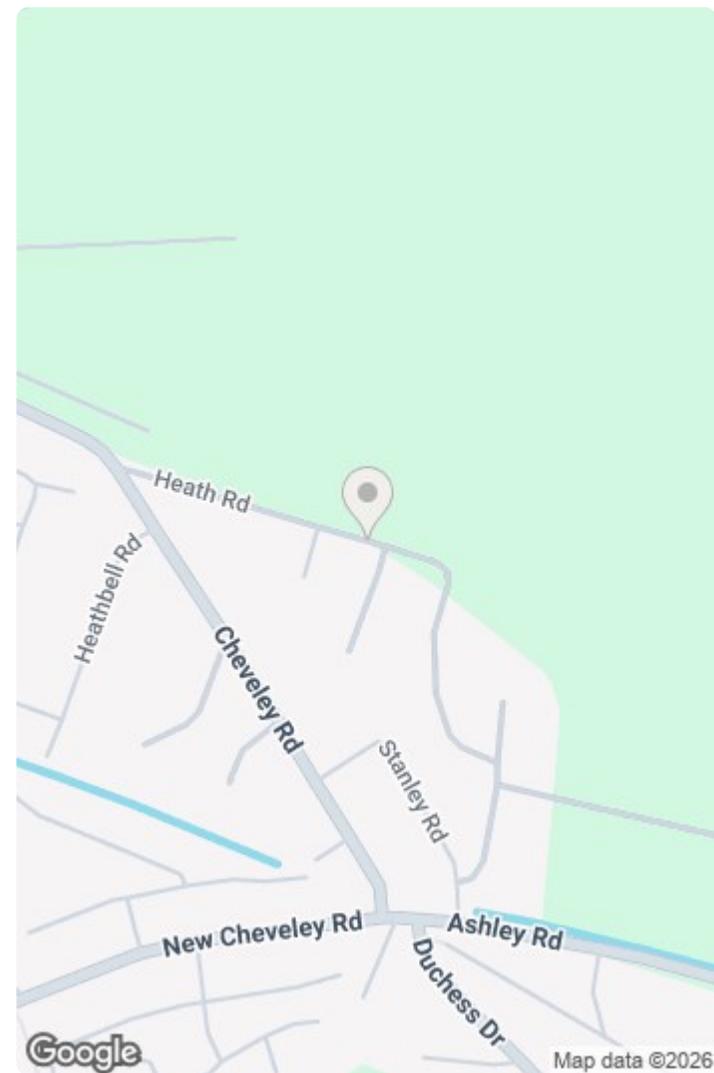


Ground Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 42.9 sq. metres (461.8 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
A (92-101)			A (92-101)
B (81-91)			B (81-91)
C (69-80)			C (69-80)
D (55-68)			D (55-68)
E (39-54)			E (39-54)
F (21-38)			F (21-38)
G (1-20)			G (1-20)
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
		77	
		58	

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