



**St. Marys Square,
Newmarket, CB8 0HZ
Guide Price £75,000**

MA
Morris Armitage

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St. Marys Square, Newmarket, CB8 0HZ

A smart ground floor studio that has been modernised and is well located close to the High Street in Newmarket.

The studio includes a fitted kitchen and shower room and living room/bedroom area.

The studio will have an extended lease and is available with no upward chain.

Living room/ Kitchen/ Bedroom

Window and door leading to front aspect. Kitchen fitted with eye and base level units with worktop over. stainless steel sink and mixer tap. Integrated oven, hob and washing machine.

Shower Room

Shower, WC and sink basin.

Property Information

EPC - B

Tenure - Leasehold

Council Tax Band - A (West Suffolk)

Property Type - Studio Flat

Property Construction – Standard

Number & Types of Room – Two

Parking – Off Street

Floor Area - 16 SQM

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric

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

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.





- **Located Close To The High Street**
- **Ground Floor Studio**
- **Fitted Kitchen**
- **Recently Modernised**
- **Lease Extension In Progress**
- **No Onward Chain**



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

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