

Church Lane,
Newmarket, CB8 0HN
£165,000

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Church Lane, Newmarket, CB8 0HN

Set right in the heart of the town, within walking distance of all amenities and easy reach of both racecourses, is this well presented, spacious 2 bedroom, 2nd floor apartment.

Located in Arlington court, a private development of 19 apartments, the property offers an entrance hall, living/dining room, kitchen, 2 bedrooms and bathroom and the added benefit of allocated parking.

Offered for sale with NO CHAIN.

Living Room
13'3" x 12'2"
Good sized living room with TV connection point and Velux window.

Kitchen
9'11" x 8'9"
Fitted with a range of base level storage units and working surfaces over, inset stainless steel sink and drainer with mixer tap, oven and induction hob with extractor hood above, space and plumbing for a washing machine and fridge/freezer. Velux window.

Bathroom
Three piece bathroom suite comprising a low level WC, pedestal hand basin, panelled bath with shower over, tiled flooring and access to loft space.

Bedroom 1
12'4" x 9'8"
Double bedroom with radiator and window to the front aspect.

Bedroom 2
8'9" x 8'1"
With radiator and Velux window.

Property Information:
EPC - C
Tenure - Leasehold
Council Tax Band - C (West Suffolk)
Property Type - Top-floor flat
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 61
Parking – Allocated Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - Yes
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely/limited on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

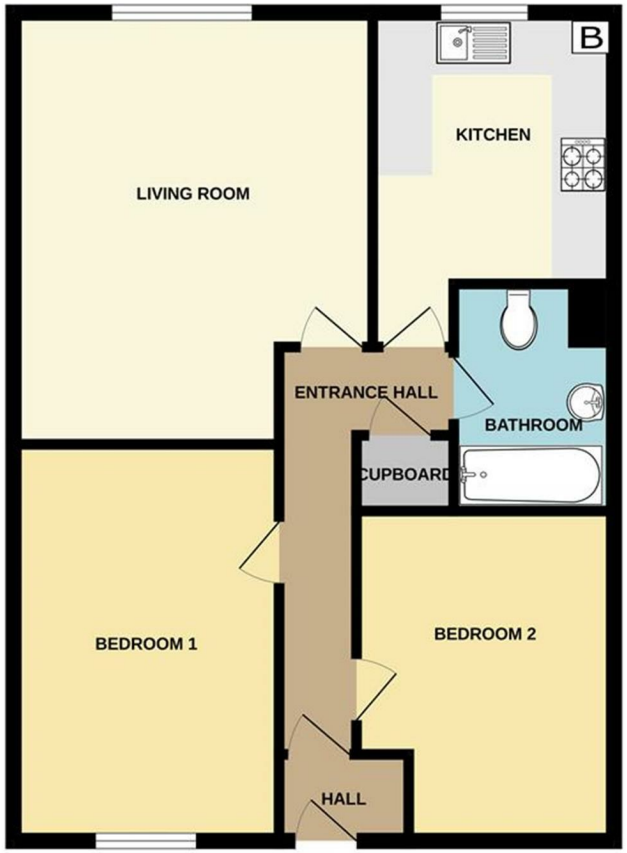
About Newmarket:
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. 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.







GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



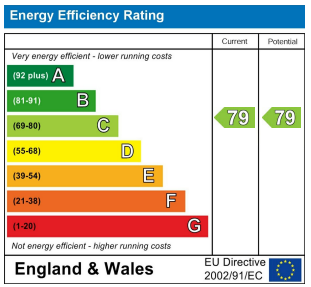
13 ARLINGTON COURT CB8 0HN

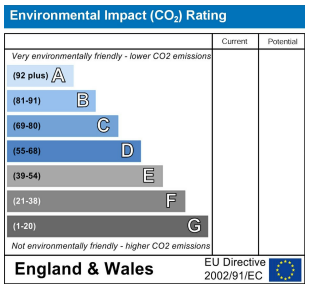
TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.

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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- **Top Floor Flat**
- **Two Bedrooms**
- **Well Presented**
- **Close Walk To The High Street**
- **Allocated Parking**
- **NO CHAIN**







This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.


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