Windsor Road, Newmarket CB8 0PY

Guide Price £180,000

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Windsor Road, Newmarket CB8 0PY

A first floor two bedroom flat located in the centre of Newmarket available with no upward chain.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

The flat has two bedrooms a living room/diner, fitted kitchen/breakfast room and a bathroom.

Outside there access to a communal garden at the front and to the rear a large private rear garden with storage shed. Additionally benefiting from plenty of parking to the front.

Entrance Porch
With stairs leading to the entrance hall.

Entrance Hall
With doors leading to all rooms. Stairs leading to the entrance porch.

Kitchen
11'8" x 7'4"
Modern kitchen fitted with a range of high gloss eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated fridge/freezer. Space and plumbing for washing machine. Integrated over with inset hob and chimney stainless steel extractor above. Attractively tiled splashback. Tiled flooring. Window to the front aspect. Half glazed door leading to the living room.

Living Room
14'1" x 11'8"
Well presented living room with window to the front aspect. LVT wood flooring. Radiator. Half glazed door leading to the kitchen. Door to the entrance hall.

Master Bedroom
10'11" x 10'8"
Spacious double bedroom with window to the front aspect. Radiator. Door leading to the entrance hall

Bedroom 2
13'10" x 7'4"
Well proportioned room with window to the rear aspect. Built-in wardrobe. Radiator. Door leading to the entrance hal.

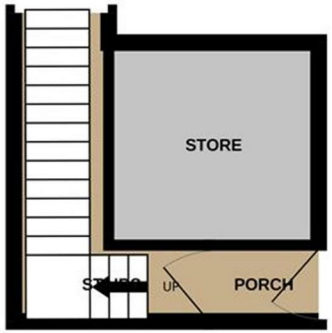
Bathroom
Contemporary bathroom with white suite comprising low level W.C., rectangle hand basin with mixer tap over wall mounted hand basin with storage shelf under and walk-in shower cubicle. Ladder radiator. LVT wood flooring. Obscured window. Door leading to the entrance hall.

Store Room
With door from the outside.

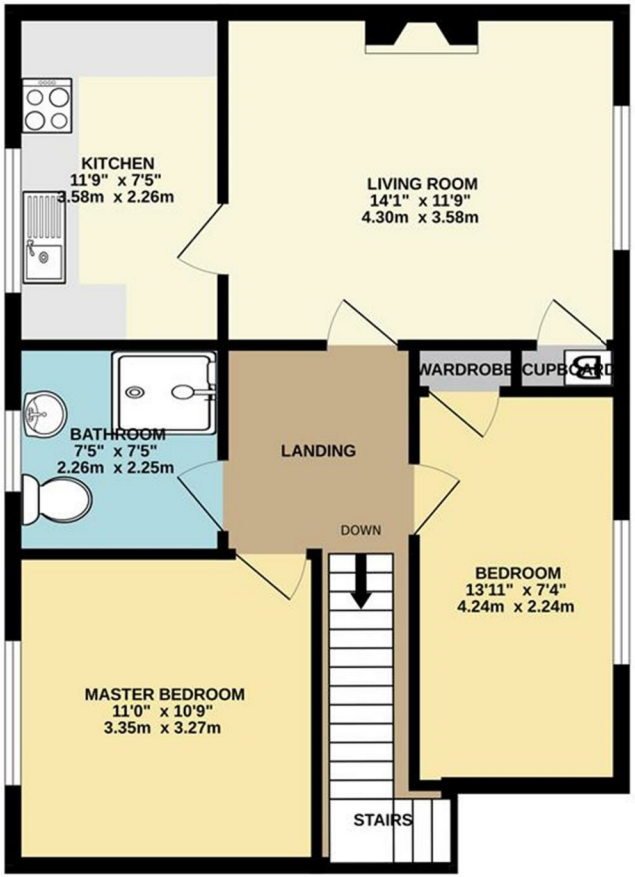
PROPERTY INFORMATION
Maintenance Fees - approx. £480.00 per annum
EPC - tbc
Tenure - Leasehold - approx. 91 years remaining
Council Tax Band - B (West Suffolk)
Property Type - First Floor Apartment
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - tbc
Parking – On Road
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
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.

GROUND FLOOR
109 sq.ft. (10.2 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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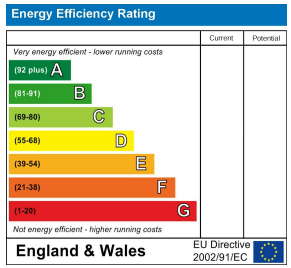
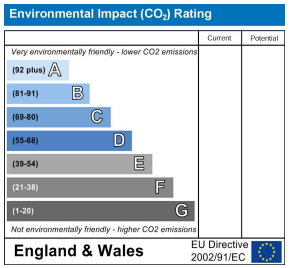
- **First Floor Apartment**
- **Well Presented Throughout**
- **Contemporary Kitchen**
- **Spacious Living Room**
- **Two Well Presented Bedrooms**
- **Contemporary Bathroom**
- **Outside Storage Cupboard**
- **Convenient Town Location**
- **NO CHAIN**
- **Viewing Highly Recommended**





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