



Meadow Lane, Newmarket, CB8 8FZ

CHEFFINS

Meadow Lane

Newmarket,
CB8 8FZ

2 1 1

Guide Price £200,000

- Ground Floor Apartment
- 2 Bedrooms
- Open Plan Kitchen/Living Room
- Allocated Parking Space
- NO CHAIN
- 100% Ownership Available

A 2 bedroom ground floor apartment located in a quiet cul-de-sac position on this popular development. The property benefits from an open plan living room/kitchen, 2 bedrooms, a bathroom, communal gardens and an allocated parking space. NO CHAIN.





LOCATION

Newmarket is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

ENTRANCE PORCH

with entrance door, radiator, electrics.

OPEN PLAN LIVING ROOM

17'9 x 12'3

with 2 radiators and 2 windows to the front aspect.

OPEN PLAN KITCHEN

12 x 6'6

with a range of matching wall and base units with stainless steel sink, water softener, space and plumbing for appliances, wall mounted gas boiler, a storage cupboard, vinyl flooring, tiled splashbacks.

INNER HALLWAY

with a storage cupboard.

BEDROOM 1

11'7 x 10

with a radiator, window to the rear aspect.

BEDROOM 2

10'1 x 7'5

with a radiator, window to the rear aspect.

BATHROOM

6'10 x 6'4

with a 3 piece suite comprising a low level WC, side panel bath with shower over and glass screen, tiled splashbacks, pedestal wash hand basin, radiator, extractor fan.

OUTSIDE

The front of the property is enclosed by hedgerow with a path leading to the entrance door and a small lawned area.

Communal gardens to the rear and an allocated parking space to the side.

SALES AGENTS NOTES

Tenure – Leasehold

Length of Lease – 84 years remaining

Monthly Service Charge – £124.25

Our client currently owns a 50% share and pays £303.17pcm on the remaining share however, we have been informed that a 100% ownership option is also available.

Typically, Shared Ownership properties are purchased by first time buyers but if you have owned a property before, you may still be eligible as long as your household income will be below £80,000 and you do not own another property at the time of purchasing the shared ownership property. To find out more contact The Cambridge Housing Society and/or visit <https://www.gov.uk/shared-ownership-scheme>.

For more information on this property, please refer to the Material Information Brochure on our website.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC



Guide Price £200,000

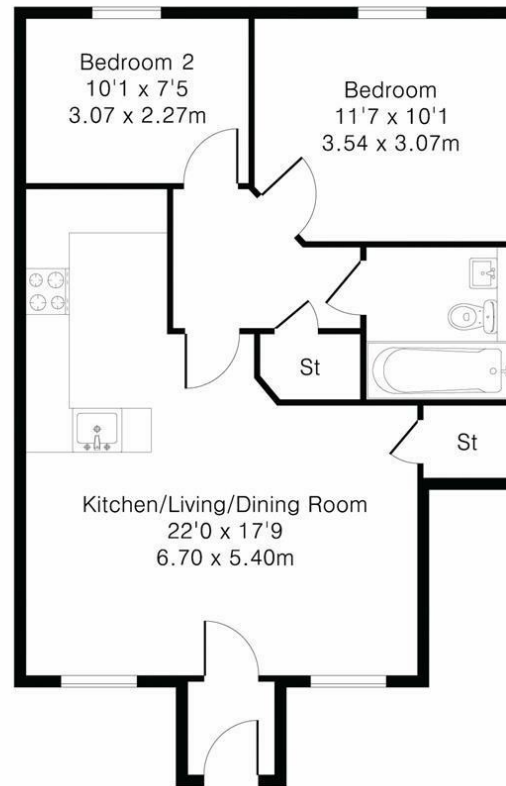
Tenure - Leasehold

Council Tax Band - B

Local Authority - East Cambridgeshire



Approximate Gross Internal Area 631 sq ft - 59 sq m



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

