

Unit 1, Park Lane House, 65 Granby Street - Asking Price

Newmarket Suffolk CB8 8EZ

shires
residential



"Consistently providing outstanding service to our clients"

Asking Price £155,000

The Property

This charming chain free one-bedroom ground floor apartment is ideally situated within easy walking distance of Newmarket town centre, placing shops, cafes, and amenities right on your doorstep.

Inside, the property offers a bright open-plan kitchen and living area fitted with shutters, designed for modern living and entertaining. The comfortable bedroom with fitted wardrobe and well-appointed bathroom complete the layout, making excellent use of the space.

Outside, the apartment benefits from its own allocated private parking space, a rare advantage so close to the town.

Whether you're a first-time buyer looking to get onto the property ladder or an investor seeking a strong rental opportunity, this property ticks all the boxes.

Agents Note

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

Agents Note

In accordance with The Property Ombudsman requirements, you are advised that a member of Shires staff (or their family members) have an interest in this property.

Modern Method of auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties

Features

- GROUND FLOOR APARTMENT
- POPULAR TOWN LOCATION
- 1 DOUBLE BEDROOM WITH FITTED WARDROBE
- CHAIN FREE
- LARGE LIVING ROOM & DINING AREA
- APPROXIMATE SIZE - 574 SQ FT
- MODERN BATHROOM
- WALKING DISTANCE TO NEWMARKET TOWN CENTRE
- OFF ROAD PARKING
- ATTENTION INVESTORS / FIRST TIME BUYERS

personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.



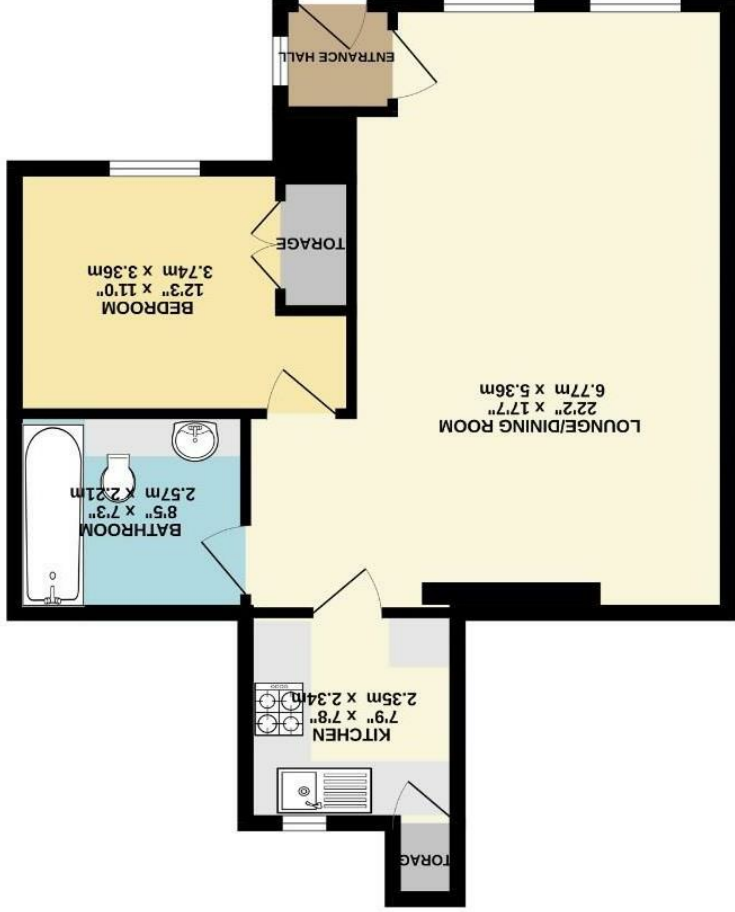


Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



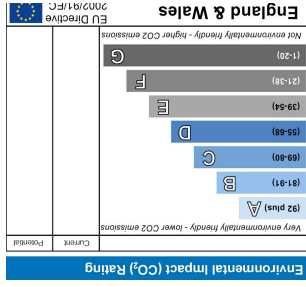
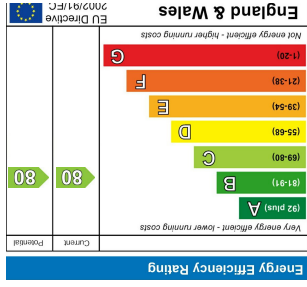
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the description 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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