

# 5 Arlington Court Church Lane - Asking Price £220,000

Newmarket Suffolk CB8 0HN



*"Consistently providing outstanding service to our clients"*

# Asking Price £220,000

## The Property

A deceptively spacious three-bedroom ground floor apartment, ideally located just a minute's walk from Newmarket High Street and its range of shops, cafés, and amenities.

The property has recently been redecorated throughout and benefits from brand new flooring. Accommodation comprises an entrance hall, a generous living room, a kitchen/breakfast room, three well-proportioned double bedrooms, and a family bathroom.

Externally, the property benefits from one allocated off-road parking space.

Further advantages include a 978-year lease, a share of the freehold, no onward chain, no ground rent, and annual service charges of £1,196.

Perfect for first-time buyers or investors. Please book a viewing with Shires. Available now.

## ENTRANCE HALL

Door leading from front, two built-in storage cupboards/airing cupboard, doors leading to;

## KITCHEN/BREAKFAST ROOM

A range of wall and base mounted units with work surfaces over, stainless steel sink and drainer, space for washing machine, space for freestanding fridge/freezer, built-in oven with hob and extractor fan over, window to side aspect.

## LIVING ROOM

Bright and spacious living room with large window to front aspect.

## Features

- REDECORATED & NEW FLOORING FITTED
- TOWN CENTRE LOCATION
- ALOCATED OFF-ROAD PARKING
- THREE LARGE DOUBLE BEDROOMS
- BRIGHT & SPACIOUS ACCOMMODATION
- GROUND FLOOR APARTMENT
- PERFECT FOR INVESTMENT
- PERFECT FOR FIRST-TIME BUYERS



## BEDROOM ONE

Large double bedroom with window to rear aspect.



## BEDROOM TWO

Generous double bedroom with window to side aspect.



## BEDROOM THREE

Small double bedroom with window to rear aspect.



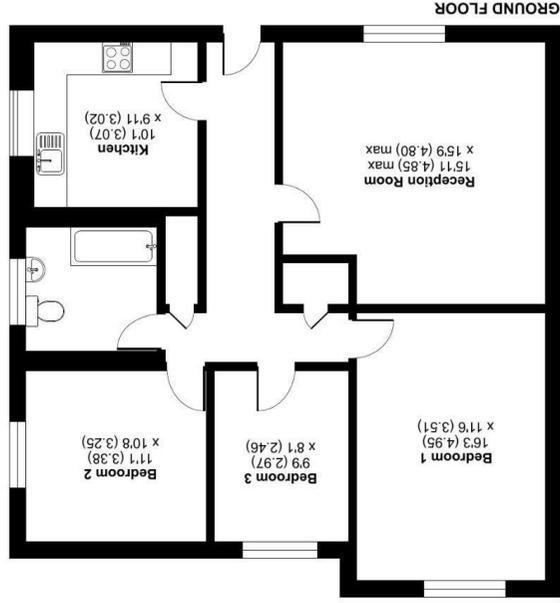
## BATHROOM

Suite comprising wc, wash hand basin and bath with shower over.

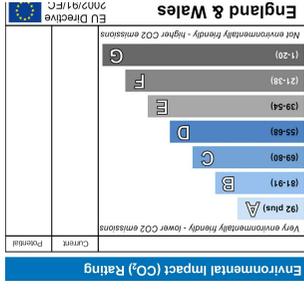
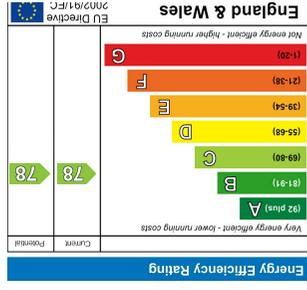




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.



**Church Lane, Newmarket, CB8**  
 Approximate Area = 976 sq ft / 90.6 sq m  
 For identification only - Not to scale



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