

St. Marys Square,
Newmarket, CB8 0HZ
Guide Price £75,000

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St. Marys Square, Newmarket, CB8 0HZ

A smart ground floor studio that has been modernised and is well located close to the High Street in Newmarket.

The studio includes a fitted kitchen and shower room and living room/bedroom area.

The studio will have an extended lease and is available with no upward chain.







Living room/ Kitchen/ Bedroom

Window and door leading to front aspect. Kitchen fitted with eye and base level units with worktop over. stainless steel sink and mixer tap. Integrated oven, hob and washing machine.

Shower Room

Shower, WC and sink basin.

Property Information

EPC - B
Tenure - Leasehold
Council Tax Band - A (West Suffolk)
Property Type - Studio Flat
Property Construction – Standard
Number & Types of Room – Two
Parking – Off Street
Floor Area - 16 SQM
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric
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

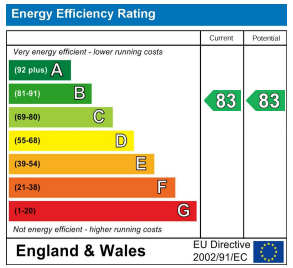
Location

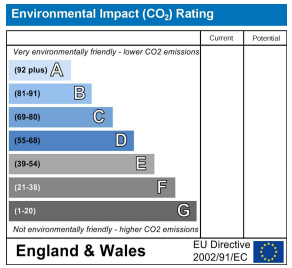
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include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



- **Located Close To The High Street**
- **Ground Floor Studio**
- **Fitted Kitchen**
- **Recently Modernised**
- **Lease Extension In Progress**
- **No Onward Chain**







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