



Armstrong Close
Newmarket, CB8 8HD
£165,000

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A delightful ground floor apartment in this secluded development that provides good access to the High Street and Railway Station.

Accommodation is spacious and includes a living room/diner, fitted kitchen, large bedroom and a shower room.

Outside there is a storage shed, communal gardens and allocated parking.

A great investment or first time purchase. NO UPWARD CHAIN.

Entrance Hall

With two useful storage cupboards and door leading through to the:

Living/Dining Room 10'3" x 17'5" (3.13 x 5.32)

Spacious living/dining area with TV connection point, radiator and window to the rear aspect. Door through to the:

Kitchen 10'3" x 5'10" (3.13 x 1.80)

Fitted with matching eye and base level storage units with working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, oven with induction hob and extractor hood above, integrated microwave, space for a fridge/freezer and washing machine. Window to the side aspect.

Bedroom 44'3" x 10'0" (13.50 x 3.07)

Double bedroom with built in storage cupboard, radiator and window to the rear aspect.

Shower Room 7'2" x 5'10" (2.20 x 1.80)

Three piece bathroom suite comprising a low level WC, hand basin with cupboard under,

walk-in shower cubicle, tiled walls , radiator, access to airing cupboard and obscured window to the front aspect.

Property Details:

Maintenance fee - Ground rent is £10/year and service charge is £78/month
EPC - D
Tenure - Leasehold
Council Tax Band - A (West Suffolk)
Property Type - Ground Floor Apartment
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 45 SQM
Parking – Allocated Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - yes
Broadband Type – Ultrafast available, Max 1000Mbps download, 50Mbps upload
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of.

Agents Notes:

Lease has 85 years to run. Ground rent is £10/year and service charge is £78/month.

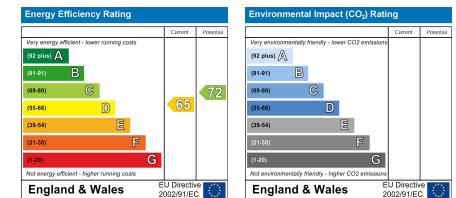
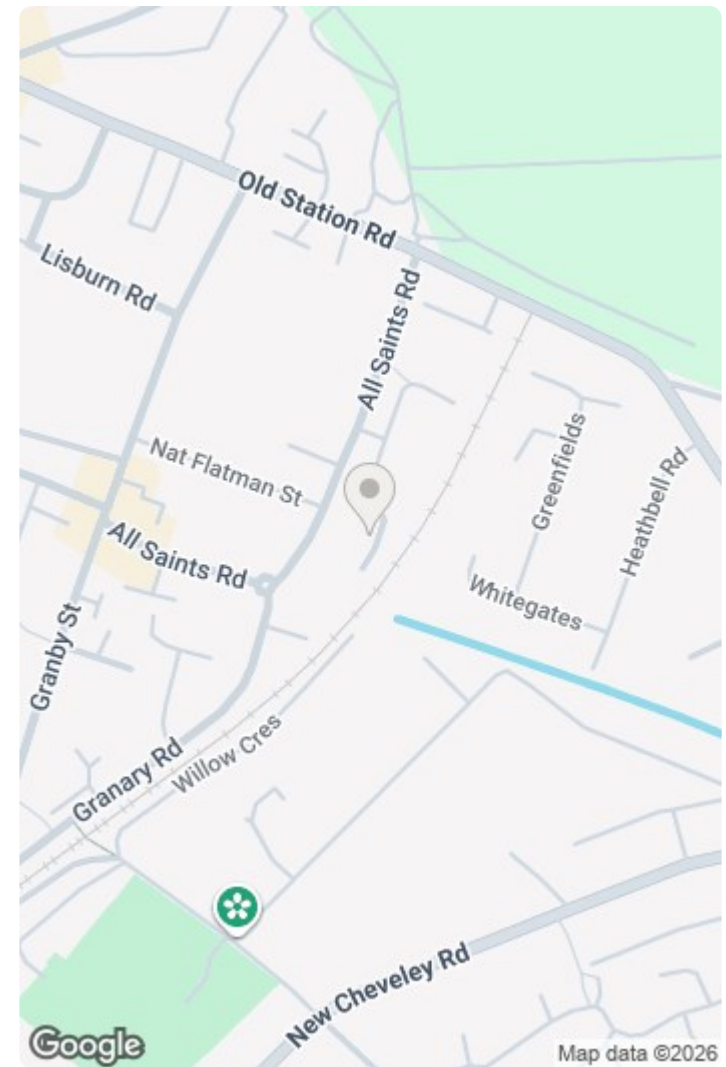
About Newmarket:

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 15 miles from Bury St Edmunds, and roughly 40 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
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 508 sq.ft. (47.2 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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