Windsor Road, Newmarket, CB8 0PY

CHEFFINS

CHEFFINS

Windsor Road

Newmarket,
CB8 0PY

1 1 1

Guide Price £115,000

- Ideal Investment opportunity
- potential monthly rent of £1000PCM
- Circa 7/8% annual yield
- Excellent Opportunity to Modernise
- External Brick Store
- Town Location
- NO CHAIN
- Private rear garden

Ideal investment opportunity with a high rental yield of circa 7-8% PA with a monthly rent of £1000pcm approx. A ground floor maisonette located in a popular residential development in the centre of Newmarket, just a short walk from the High Street. This 1 bedroom property offers excellent potential to modernise, available with NO CHAIN, and with the benefit of a private rear garden.

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 HALL
with entrance door with side screens and storage cupboard.

LIVING/DINING ROOM
with electric fireplace with tiled surround, electric panel heater, window to the front aspect.

KITCHEN
with a range of wall and base mounted units, sink, wall mounted boiler, space for undercounter appliances, tiled splashbacks, window to the rear and door leading out to the garden.

BEDROOM
with built-in wardrobe, electric panel heater, window to the rear aspect.

BATHROOM
with a panelled bath, low level WC, hand wash basin, heated towel rail, window to the rear aspect.

OUTSIDE
Enclosed rear garden laid to lawn with trees and a brick built store.

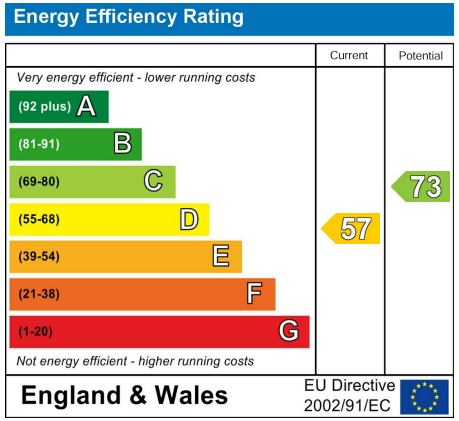
Please note the neighbour has a right of way across the garden and through the gate to access their garden which is located behind.

Sales Agents Notes
Tenure - Leasehold
Length of Lease - 86 years remaining
Annual Ground Rent - £10
Annual Service Charge – Approx. £300 for maintenance of communal areas and building insurance.
Service Charge Review Period - Annually

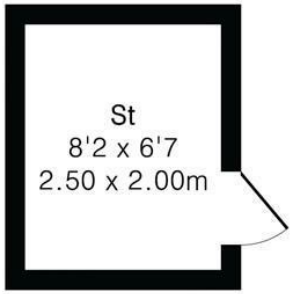
For more information on this property, please refer to the Material Information Brochure on our website.

Approximate Gross Internal Area 498 sq ft - 46 sq m
(Excluding Outbuilding)

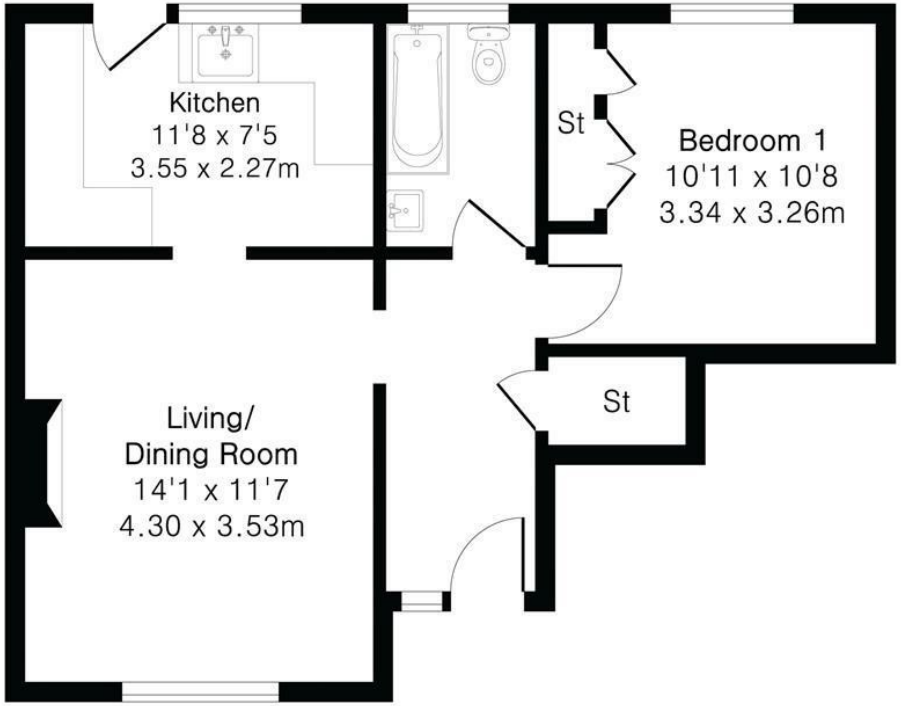
Outbuilding Area 54 sq ft – 5 sq m



Guide Price £115,000
Tenure - Leasehold
Council Tax Band - A
Local Authority - West Suffolk



Outbuilding



Ground Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

CHEFFINS

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.

Black Bear Court Hiah Street. Newmarket. CB8 9AF I 01638 663228 I cheffins.co.uk

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

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

CHEFFINS