



**Heath Road
Newmarket, CB8 8AY
£125,000**

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A superb modern ground floor apartment set within this complex aimed at the over 55's and perfectly located within striking distance of an appealing mix of coffee shops and restaurants.

Finished to a high level throughout, this property has been fully updated and improved and offers generous size rooms throughout. Accommodation includes entrance hall, living room, refitted kitchen, sizeable double bedroom and a refitted wet room.

No chain – viewing recommended.

- **Modern Ground Floor Apartment**
- **Generous Size Rooms**
- **Refitted Kitchen**
- **Enclosed Garden**

Living Room 13'9" x 11'1" (4.2 x 3.4)

French doors leading to garden, Window to side aspect.

Kitchen 7'6" x 6'6" (2.3 x 2)

Fitted with a range of eye and base level units with worktop over, stainless steel sink and mixer tap over. Integrated oven and hob with space for white goods. Window to side aspect.

Shower Room

Suite comprising of a walk-in shower cubicle, WC and pedestal sink basin and a heated towel rail.

Bedroom 17'8" x 9'2" (5.4 x 2.8)

Build in storage with a window to side aspect.

Outside Front

Access to fully enclosed large communal garden.

Property Information

EPC - TBC

Tenure - Leasehold - ground rent and maintenance charges: Service charges is quarterly £950.12 per quarter. Ground rent half yearly £125.00 per quarter.

The lease runs out on the property on 28/9/2112.

Council Tax Band - B (West Suffolk)

Property Type - Flat

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 44.2 SQM

Parking – Private parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric

Broadband Connected - tbc

Broadband Type – Superfast available, 80Mbps download, 20Mbps upload

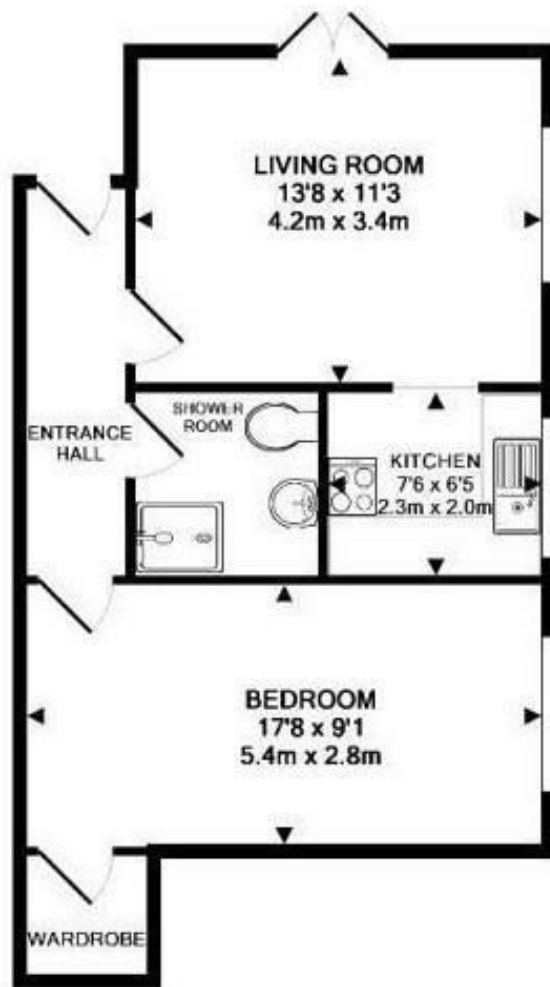
Mobile Signal/Coverage – Ofcom advise likely on all networks

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.

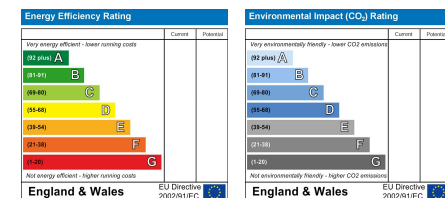
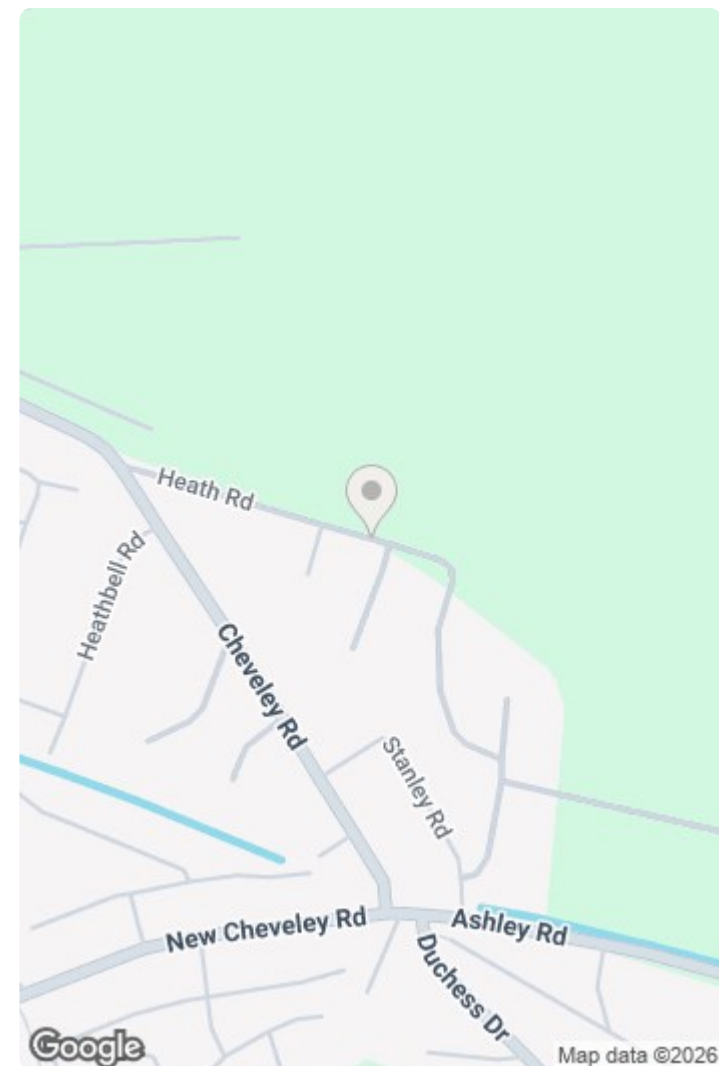




TOTAL APPROX. FLOOR AREA 476 SQ.FT. (44.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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