

Ashbourne Court, All Saints Road,
Newmarket, CB8 8GH
Guide Price £175,000

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Ashbourne Court, All Saints Road, Newmarket, CB8 8GH

A superb first floor apartment set on the fringes of the town and within walking distance of an appealing mix of restaurants and coffee shops and in striking distance of a railway station into the City of Cambridge.

Offering light and airy rooms throughout, this property has been updated and improved recently and enjoys open plan living with accommodation including entrance hall, living room/dining room/kitchen, one double bedroom and bathroom.

Externally the property offers a gated parking area and the apartment has allocated parking for one vehicle.

Entrance Hall
The front door leads through to a carpeted entrance hall with a built-in storage cupboard and internal doors leading through to:

Living/Dining Room
18'4" x 16'0"
Carpeted room, with semi-flush ceiling light fixtures. Windows to front and side aspects.

Kitchen
10'1" x 9'9"
Fitted with a range of matching eye and base level units with worktop over. Integrated stainless steel sink with matching stainless steel mixer tap and drainage board. Other integrated appliances include an oven and hob, with space for other white goods. Tiled flooring, tiled splashback and spotlight lighting. Window to side aspect.

Bedroom 1
13'7" x 9'9"
Carpeted room, with semi-flush ceiling light fixtures. Windows to side aspect.

Bathroom
Suite comprising of a panelled bath with overhead shower fixture, WC and handwash basin. Window to side aspect.

Property Information
EPC - C
Tenure - Leasehold
Council Tax Band - A (West Suffolk)
Property Type - Flat
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 55.2 sqm
Parking – Allocated Off Road Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric Storage Heaters
Broadband Connected - TBC
Broadband Type – Superfast available, 98Mbps download, 20Mbps upload
Mobile Signal/Coverage – Ofcom advise 'good' 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.

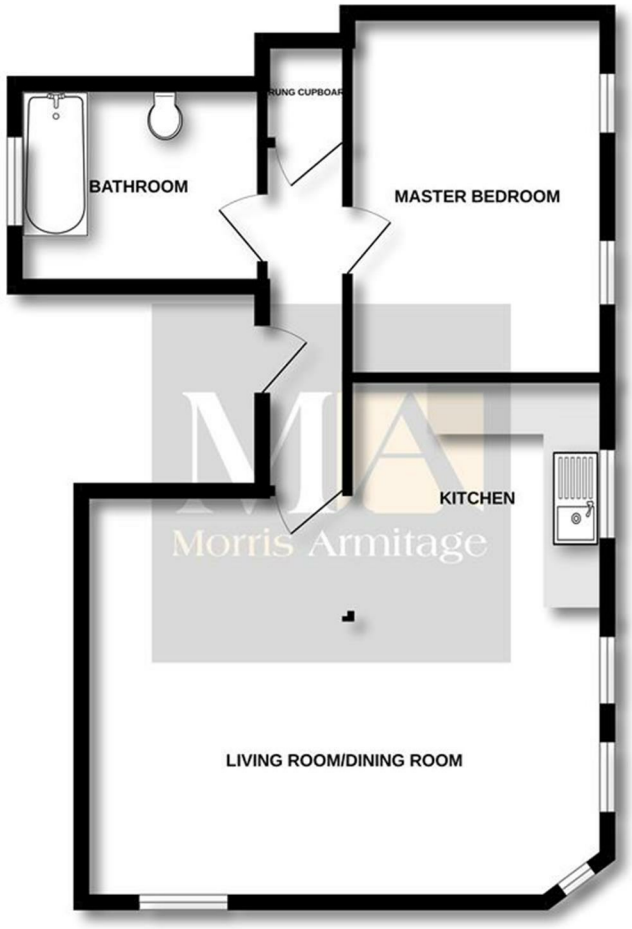
AGENTS NOTE
The lease is currently being extended and we have been informed it will now run for 999 years.







GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

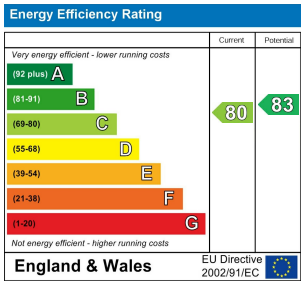


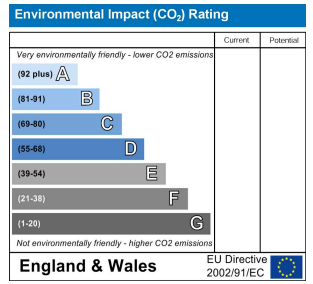
TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) approx.

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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- **Highly Regarded Town Location**
- **Close To Local Amenities**
- **First Floor Apartment**
- **Open Plan Living**
- **Recently Updated And Improved**
- **Gated Allocated Parking**







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