



**Noel Murless Drive,  
Newmarket, CB8 0DS  
Guide Price £145,000**



# Noel Murless Drive, Newmarket, CB8 oDS

A top floor apartment set within this established and popular development within walking distance of the High Street and Station.

Newmarket is a thriving town renowned as the home of horse racing and offers all the amenities including many fine restaurants and pubs.

This well presented property offers accommodation comprising an entrance hall, living room, re-fitted kitchen, double bedroom and re-fitted bathroom. Also benefiting from double glazing throughout.

Externally the property offers a private garden and resident parking.

Ideal first time or investment purchase.

## 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 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.

## Entrance Hall

With built in cupboard, airing cupboard, radiator, access and door leading through to:

## Living Room

15'2" x 10'7"

With window to the front aspect, door to the front aspect leading to balcony, TV aerial connection point, serving hatch to the kitchen, radiator.

## Kitchen

9'11" x 7'3"

Re-fitted kitchen with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, built in oven, separate hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, wood effect flooring, window to the rear aspect.

## Bedroom

13'11" x 8'11"

With window to the front aspect, radiator.

## Bathroom

6'9" x 7'1"

Re-fitted bathroom with suite comprising shower cubicle, wash hand basin and low level WC, tiled walls, radiator, window to the rear aspect.

## Outside

Private garden area and residents parking.

## Property Information:

Maintenance fee - £443 service charge and £10 ground rent annually. 94 years left on lease.

EPC - C

Tenure - Leasehold

Council Tax Band - A (West Suffolk)

Property Type - Top Floor Apartment

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 47 SQM

Parking – resident parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom

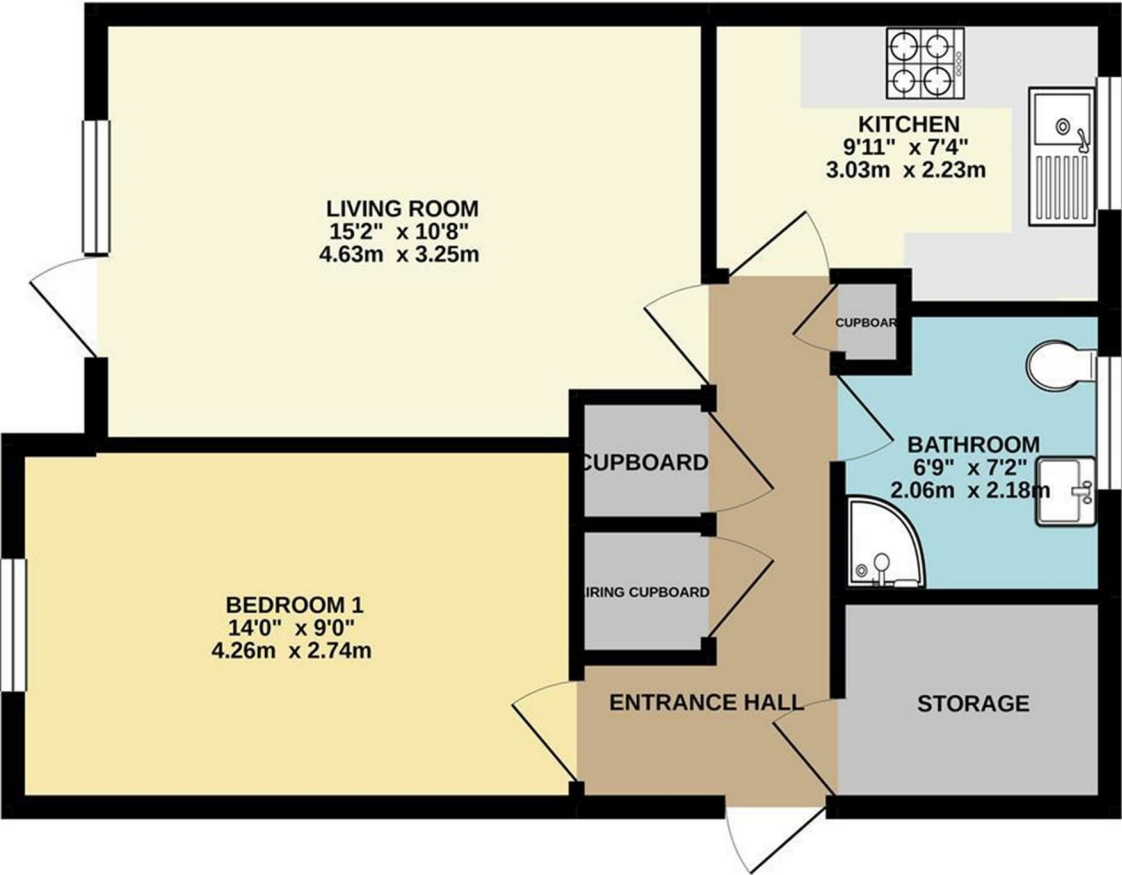
advise likely/limited on all networks

Rights of Way, Easements, Covenants

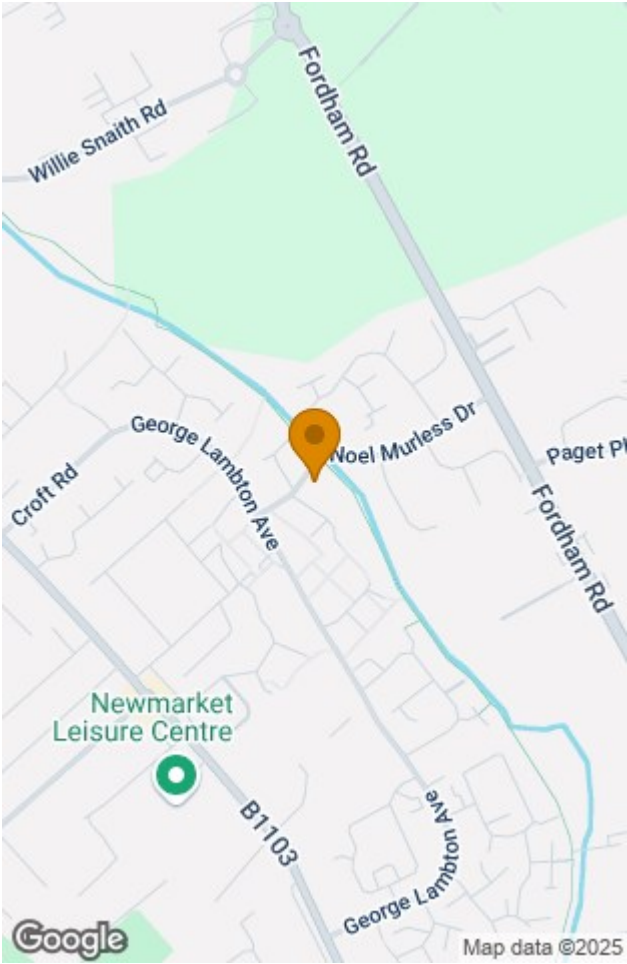
– None that the vendor is aware of



GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.6 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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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (81-91) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (69-80) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (55-68) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (39-54) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (21-38) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (1-20) <b>F</b>   |                         |           |
| (1-20) <b>G</b>                             |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| Not energy efficient - higher running costs |                         |           |   |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



