



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

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

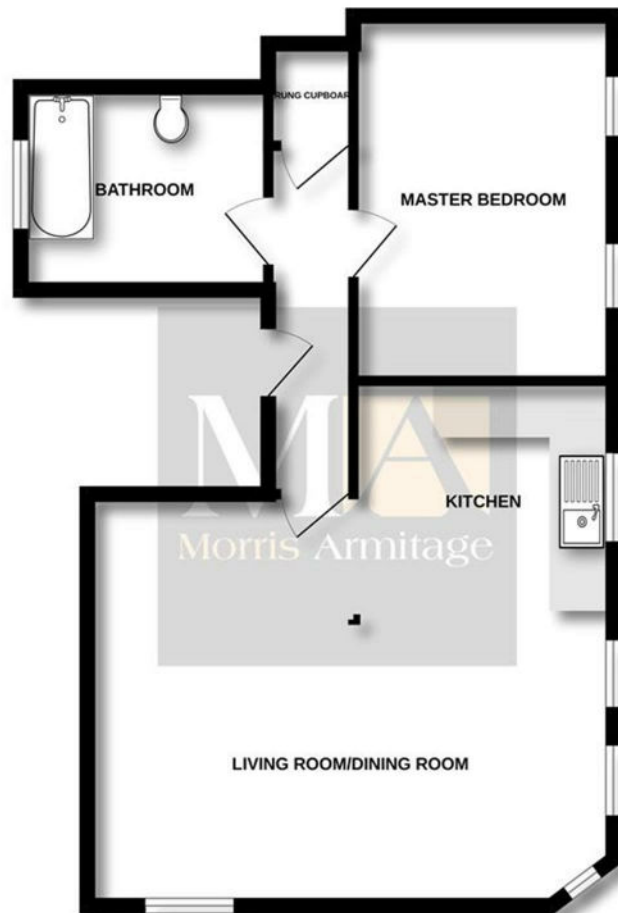
riding heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. 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.



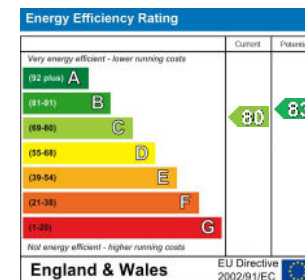
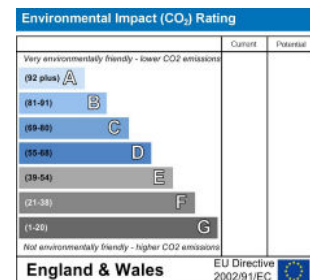
GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



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**



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 them therefrom. 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.

