



2 Bridlemere Court
Newmarket, CB8 9AT
Offers In Excess Of £210,000

2 Bridlemere Court, Newmarket, CB8 9AT

A modern ground floor apartment set within striking distance of all local amenities and in moments of an appealing mix of restaurants, Tattersalls and the world famous race courses of Newmarket.

Offering rather deceptive accommodation throughout, this property enjoys accommodation to include a rather impressive 24ft long sitting room/dining room, kitchen, two bedrooms, bathroom and separate WC facilities.

Externally the property offers communal gardens and garage en-bloc.

Entrance Hall

Spacious entrance hall with attractive wooden parquet flooring. Doors leading to all rooms. Built-in storage cupboard.

Kitchen 10'17"0" x 8'10" (3.10m x 2.70m)

A range of modern eye and base level cupboards with work top over. Under cupboard and plinth lighting. Integrated base level oven and gas hob with stainless steel extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Space and plumbing for dishwasher. Attractively tiled splashbacks throughout and tiled flooring. Window overlooking the front aspect.

Sitting/Dining Room 23'3" x 13'9" (7.10m x 4.20m)

Spacious, light room with dual aspect windows overlooking both the front and side communal gardens. Wooden parquet flooring. Radiators. Down spotlights and wall lights.

Bedroom 1 11'9" x 11'1" (3.60m x 3.40m)

Generous double bedroom with built-in wardrobes, storage cupboards and

dressings unit. Window over looking the side aspect. Radiator.

Bedroom 2 9'10" x 9'6" (3.00m x 2.90m)

Good size double room with built-in wardrobe with mirrored sliding doors. Window over looking the front aspect. Radiator.

Bathroom

White suite comprising of low level W.C., pedestal hand basin with mixer tap over and panelled bath with wall mounted shower over. Tiled to wet areas. Half height panelling on other walls. Wood effect vinyl flooring. Obscured window.

Cloakroom

White suite comprising of low level W.C and hand basin.

Outside

Well maintained communal grounds. Communal entrance to flats. Garage en-bloc.

PROPERTY INFORMATION

Maintenance fee - Ground & Maintenance charges approx. £1,800.00 per annum
EPC - D

Tenure - Leasehold - over 950 years remaining

Council Tax Band - C (West Suffolk)

Property Type - Ground Floor

Apartment

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 86 SQM

Parking - Garage en-bloc

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Mains

Broadband Connected - tbc

Broadband Type - Ultrafast available,

330Mbps download, 50Mbps upload

Mobile Signal/Coverage - Good

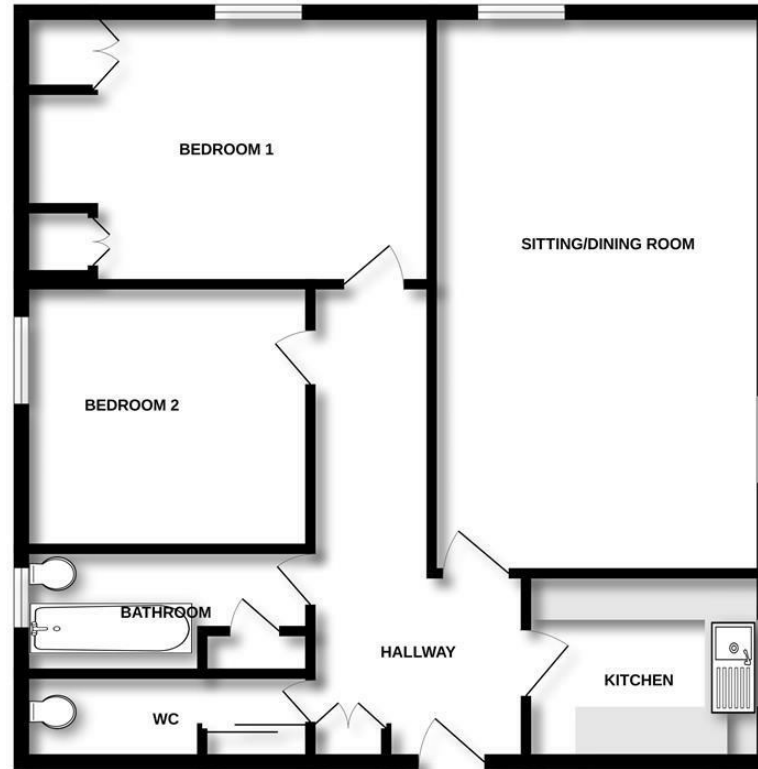
Rights of Way, Easements, Covenants

- None that the vendor is aware of



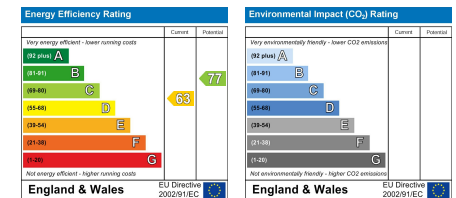
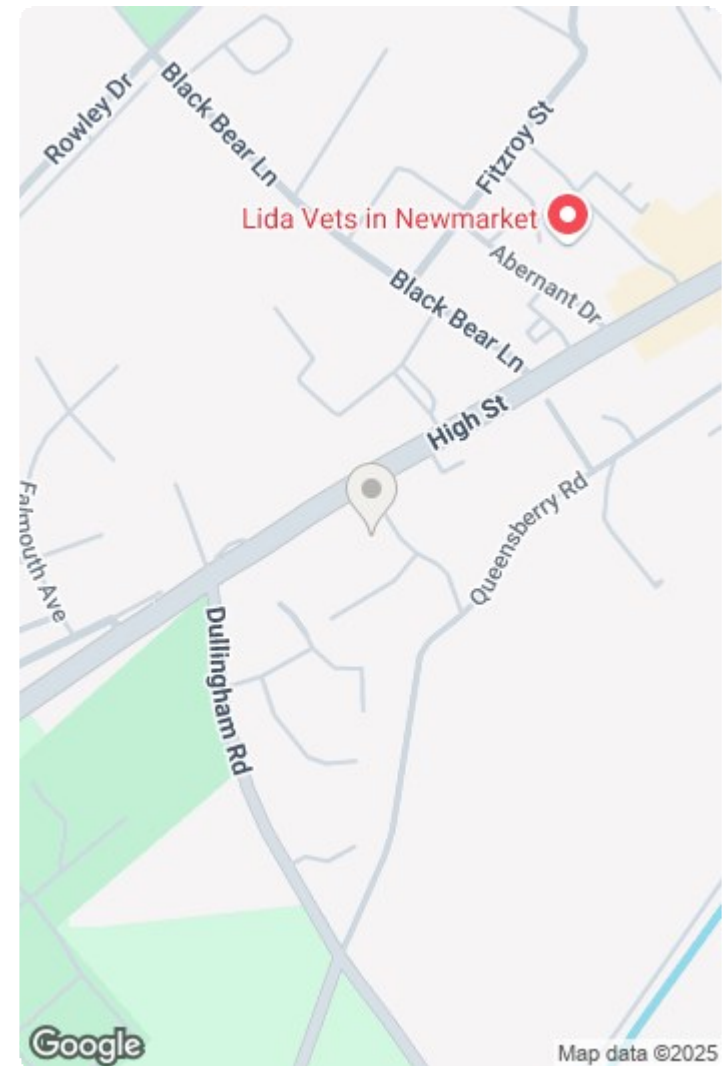
GARAGE

GROUND FLOOR



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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