



Greville Starkey Avenue
Newmarket, Suffolk CB8 0BX
Guide Price £145,000

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A top floor one bedroom apartment located within this established development.

Comprising sitting room with balcony overlooking green space, kitchen, bedroom and bathroom.

Further benefitting from a share of the communal garden to the rear and enjoying a pleasant and well maintained garden to the front. Off road parking to the side.

Ideal first / 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.

Accommodation Details:

Door leading through to:

Entrance Hall

With large storage cupboard and further smaller storage cupboard, cupboard housing warm air boiler, airing cupboard, access and door leading through to:

Sitting Room 15'3" x 10'5" (4.65m x 3.18m)

With double glazed window to the front

aspect, door leading to balcony, radiator.

Kitchen 10'0" x 8'2" (3.07m x 2.49m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit, tiled splashbacks, built-in oven, four ring induction hob with extractor hood over, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, two Velux windows to the front aspect.

Bedroom 14'2" x 8'11" (4.32m x 2.74m)

With double glazed window to the front aspect.

Bathroom

Suite comprising panel bath with shower over. low level WC, wash hand basin, part tiled walls, Velux window to the front aspect.

Outside

Rear - Lockable brick built storage cupboard with separate bin storage, quarter garden laid to lawn with a variety of plants/shrubs, gated rear access, communal parking.

Front - Fully enclosed communal gardens to the front.

Agents Notes:

91 years remain on the current lease (125 years from 1992).

Service charge - circa £400 per year

Warm air heating.

Property Information:

EPC - C

Tenure - Leasehold

Council Tax Band - A (West Suffolk)

Property Type - Top Floor Flat

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 49 SQM

Parking – Off-road parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Warm air heating.

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

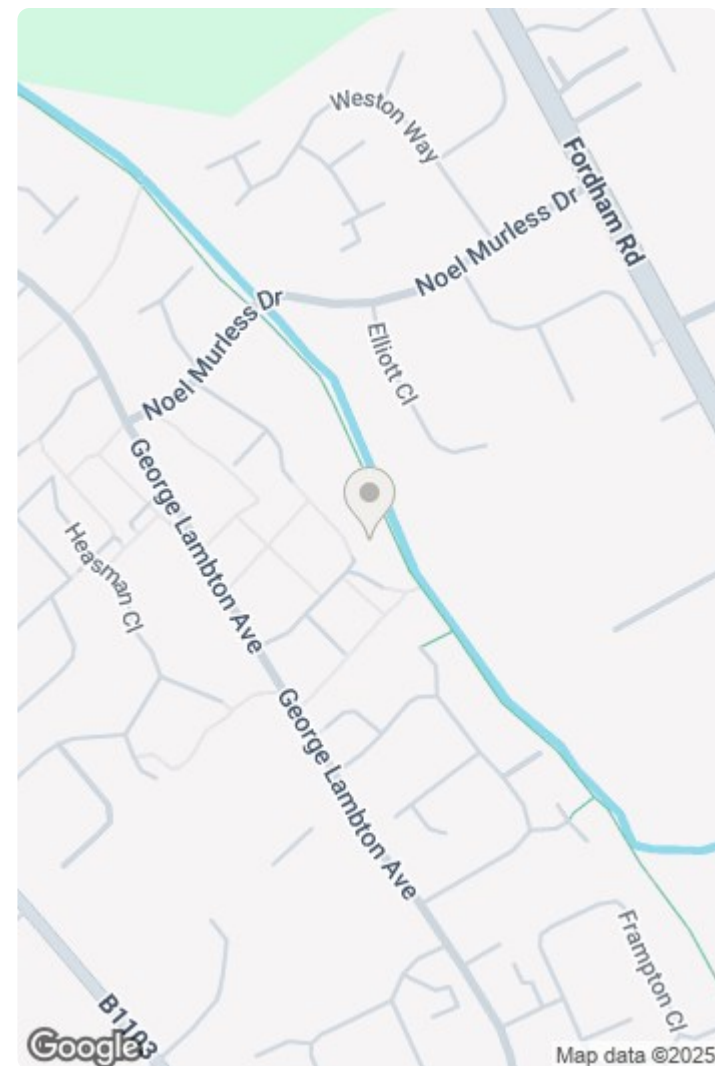
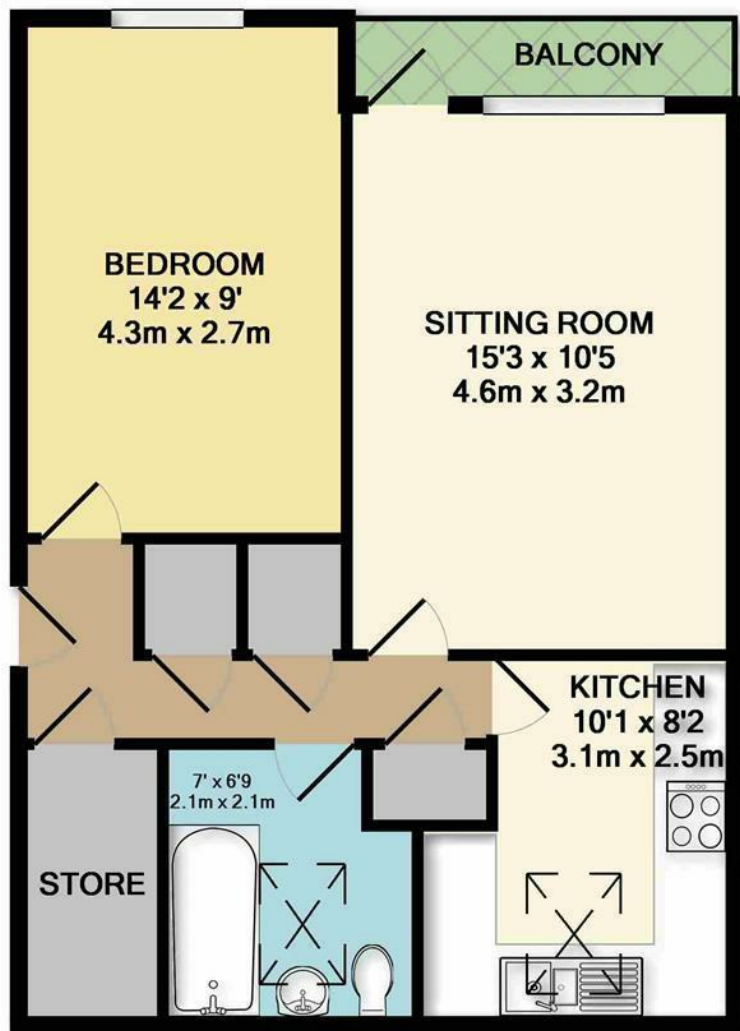
Mobile Signal/Coverage – Ofcom

advise likely/limited on all networks

Rights of Way, Easements, Covenants

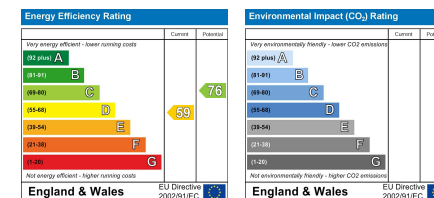
– None that the vendor is aware of





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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