

George Lambton Avenue
Newmarket, CB8 0BG
£155,000

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George Lambton Avenue, Newmarket, CB8 0BG

A well presented first floor apartment in this popular development located in a quiet cul de sac that provides easy access to Newmarket High Street.

The spacious accommodation includes a living room/diner, kitchen, two bedrooms and a bathroom and benefits from a modern central heating system and some replacement upvc windows.

Outside there is a communal garden and a large amount of off road parking.

Available with no upward chain.

Hallway
With useful storage cupboards, radiator and door leading thought to the:

Living/Dining Room 18'9" x 9'9" (5.72 x 2.98)
Good sized living/dining area with TV connection point, radiator and external door out to the balcony.

Kitchen 12'0" x 6'5" (3.68 x 1.97)
Fitted with matching eye and base level storage units and working surfaces over, tiled splash back areas, inset stainless steel sink and drainer with mixer tap over, built-in oven and induction hob with extractor hood above, space and plumbing for a fridge/freezer and washing machine. Laid wooden laminate floor and window to the rear aspect.

Bathroom
Three piece bathroom suite comprising a low level WC, hand basin, panelled bath with shower head attachment, laid laminate wood flooring and obscured window to the rear aspect.

Bedroom 1 11'8" x 9'6" (3.57 x 2.92)
Double bedroom with storage cupboard, radiator and window to the front aspect.

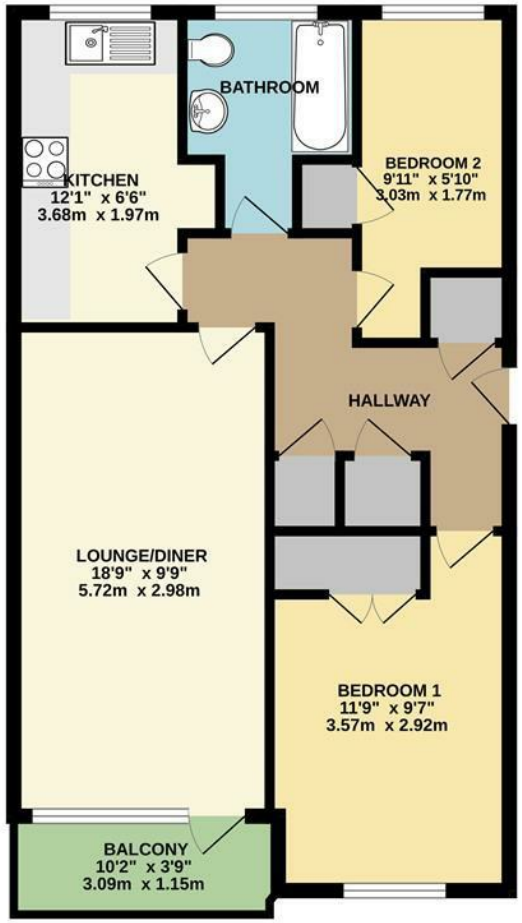
Bedroom 2 9'11" x 5'9" (3.03 x 1.77)
With storage cupboard, radiator and window to the rear aspect.

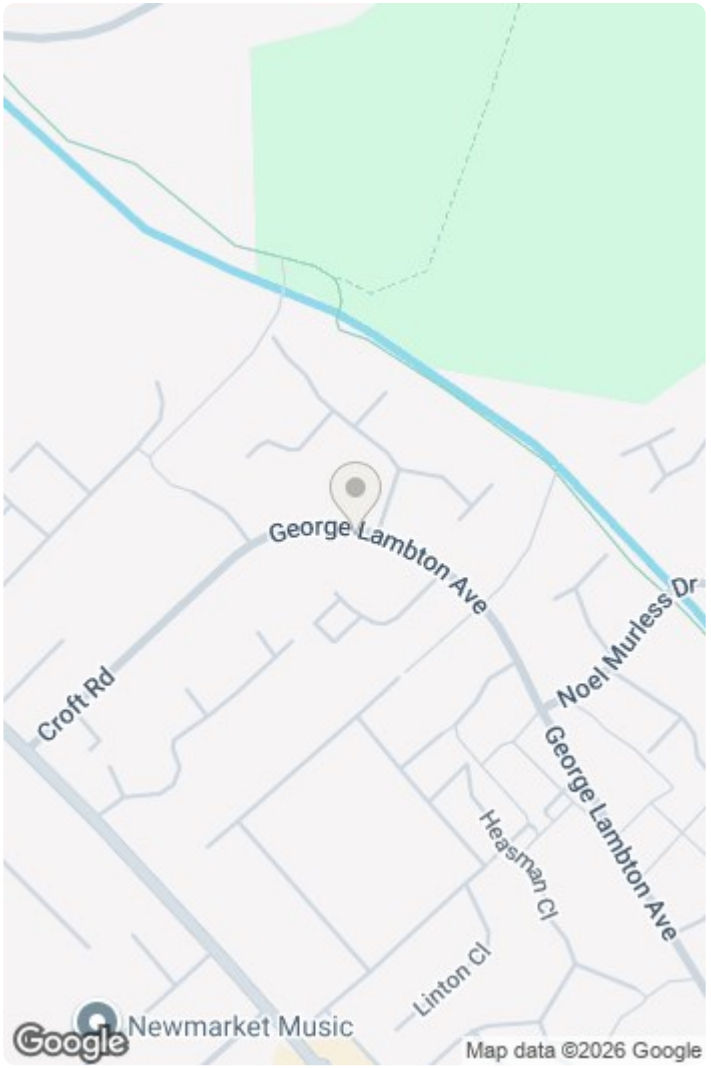
Outside
Private rear garden laid to lawn with an outside storage cupboard.

Property Information:
Maintenance fee - TBC
EPC - C
Tenure - Leasehold
Council Tax Band - A (West Suffolk)
Property Type - First Floor Flat
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 59 SQM
Parking – Off Road 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 on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

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 15 miles from Bury St Edmunds, and roughly 40 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.

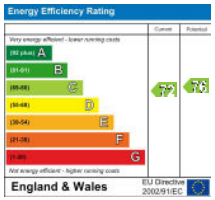
GROUND FLOOR

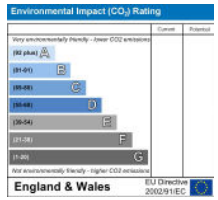




38 GEORGE LAMBTON AVENUE NEWMARKET

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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