



Weston Way, Newmarket CB8 7SB

Guide Price £120,000

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An exceptionally well appointed first floor studio apartment that has been fully modernised throughout. Currently a holiday let, this property would make an ideal first time purchase or a great addition to an investment portfolio.

Located in a quiet cul de sac close to the centre of Newmarket, accommodation comprises of a living room/kitchen, bedroom, bathroom and utility space.

Parking is off road adjacent to the property.

No upward chain.

Kitchen/Living Room 14'7" x 8'11" **(4.45m x 2.72m)**

Spacious living/kitchen with LVT wood flooring. Contemporary eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset electric hob and extractor over. Dual aspect windows. Electric radiator. Attractive panelled wall with opening to the double bedroom. Door leading to the communal hallway.

Bedroom 9'2" x 8'9" (2.80m x 2.68m)

Generous double bedroom with attractively panelled walls with opening to the living room. Electric radiator. LVT wood flooring. Opening to the utility room.

Bathroom 5'9" x 5'4" (1.77m x 1.65m)

Contemporary white suite comprising low level W.C., handbasin with mixer tap over and walk-in shower cubicle. Obscured window. LVT wood flooring. Door leading to the utility room.

Utility Room 5'4" x 4'11" (1.65m x 1.52m)

Fitted with a counter work top with space and plumbing for washing machine. Opening to the double bedroom and bathroom.

Outside

Lawned areas with pathway leading to a secure communal entrance hall. Allocated parking.

PROPERTY INFORMATION

Maintenance fee - £20.00 per annum
ground rent, £300.00 per annum
service charge

EPC - C

Tenure - Leasehold - 78 years remaining
Council Tax Band - A (West Suffolk)

Property Type - First Floor Apartment

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 25 SQM

Parking – Allocated

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric

Broadband Connected - Virgin Highspeed

Fibre currently connected

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

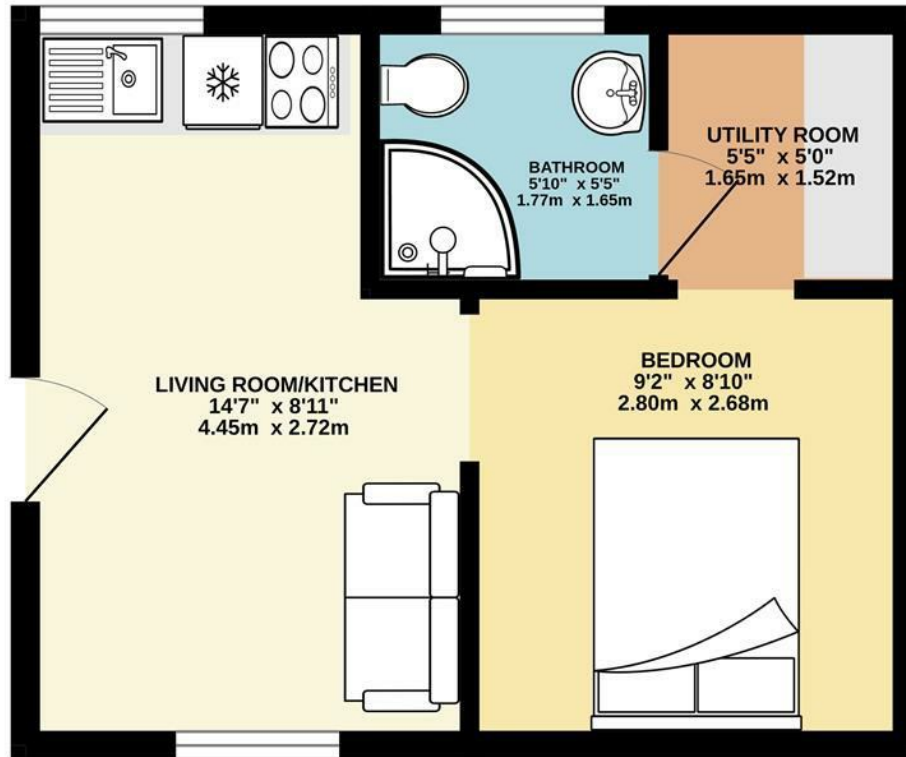
Location

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.



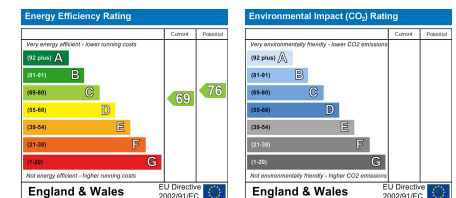
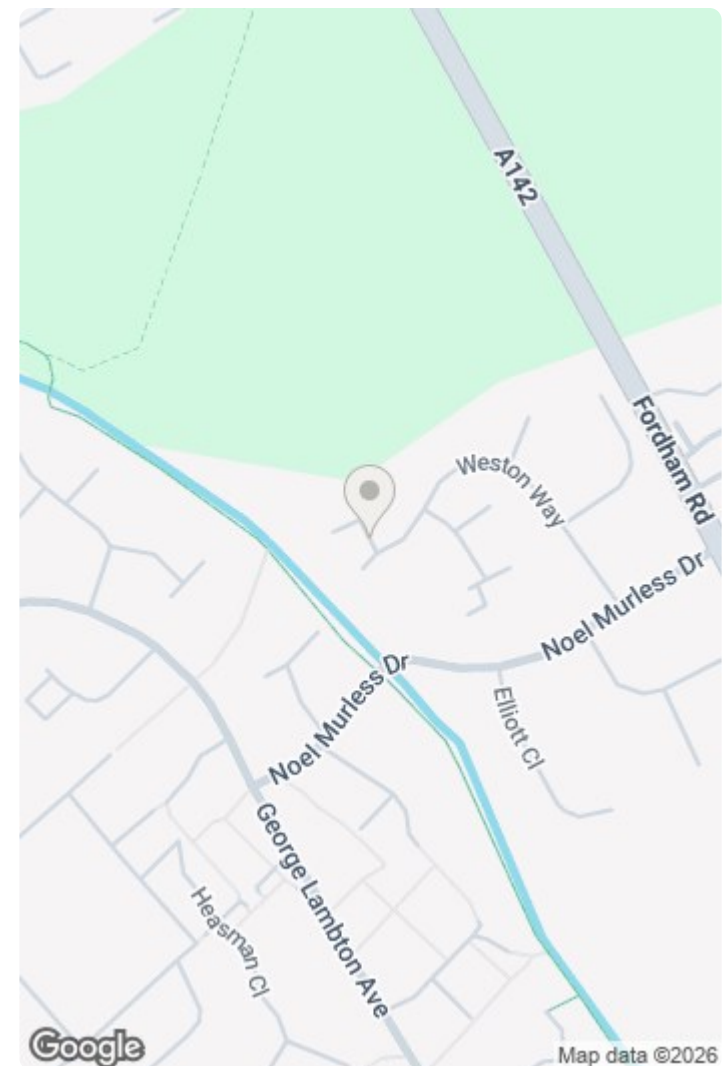
259 sq.ft. (24.1 sq.m.) approx.

First Floor Apartment



TOTAL FLOOR AREA : 259 sq. ft. (24.1 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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