

43, Noel Murless Drive
Newmarket, CB8 0DS
Guide Price £160,000

Morris Armitage
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43, Noel Murless Drive, Newmarket, CB8 0DS

A well presented two bedroom first floor apartment in this popular residential location.

Accommodation includes a living/dining room, fitted kitchen, two bedrooms and a bathroom.

Outside there is a well tended garden and off road parking for several cars.

Ideal first time purchase. No upward chain.







Entrance Hall
With doors leading to all rooms and three storage cupboards.

Living/Dining Room 18'8" m 9'10" (5.70 m 3.00m)
Fitted with feature fire place with wooden mantel. Windows to front aspect. Door to balcony.

Kitchen 12'5" x 6'6" (3.80m x 2.00m)
Fitted with a range of eye and base level storage units with work top surfaces over. Stainless steel sink and drainer with mixer taps over. Space and plumbing for washing machine. Window to rear aspect.

Master Bedroom 14'1" x 9'6" (4.30m x 2.90m)
With built in wardrobes. Window to front aspect.

Bedroom 2 11'5" x 5'10" (3.50m x 1.80m)
With fitted wardrobe. Window to rear aspect.

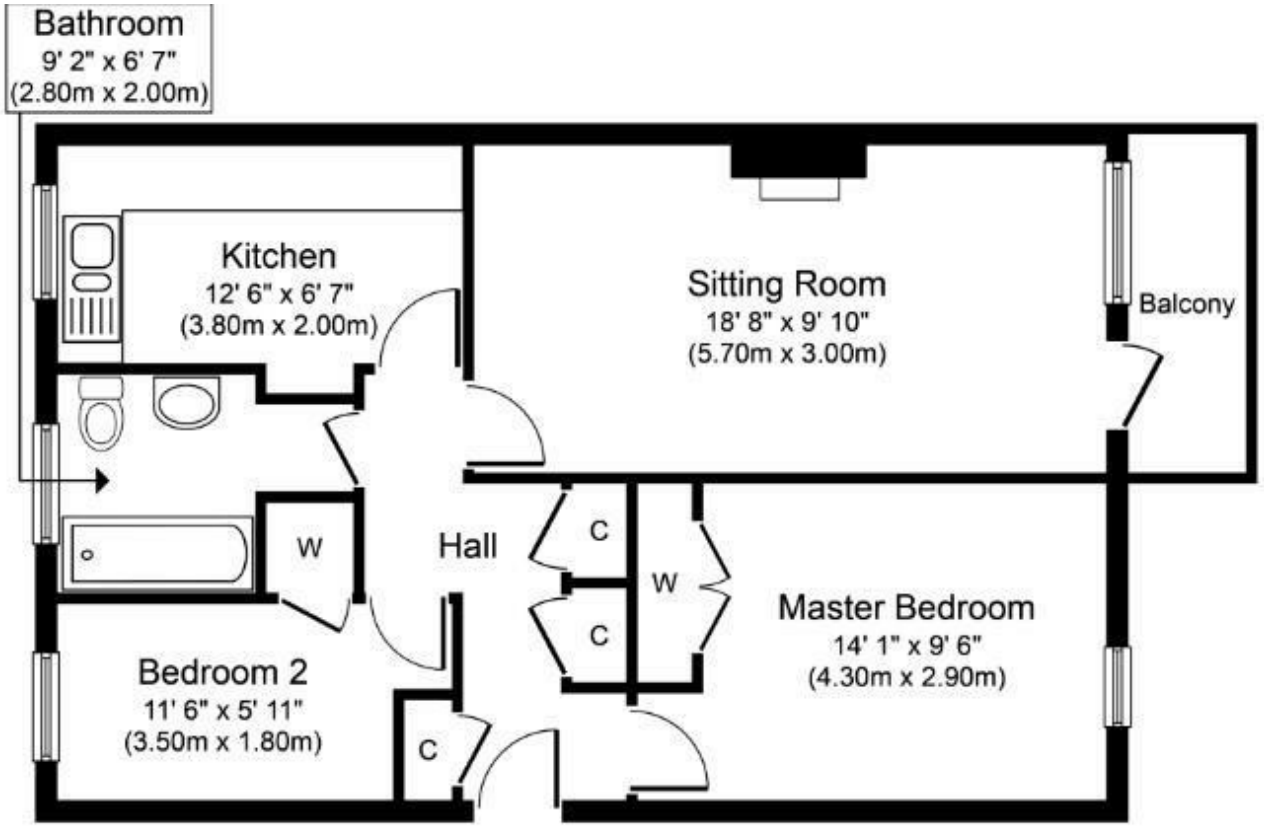
Bathroom 9'2" x 6'6" (2.80m x 2.00m)
Suite comprising of panelled bath with shower attachment over. Pedestal wash hand basin. Low level WC. Obscured window to rear aspect.

Outside
Mainly laid to lawn bordered by mature shrubberies.

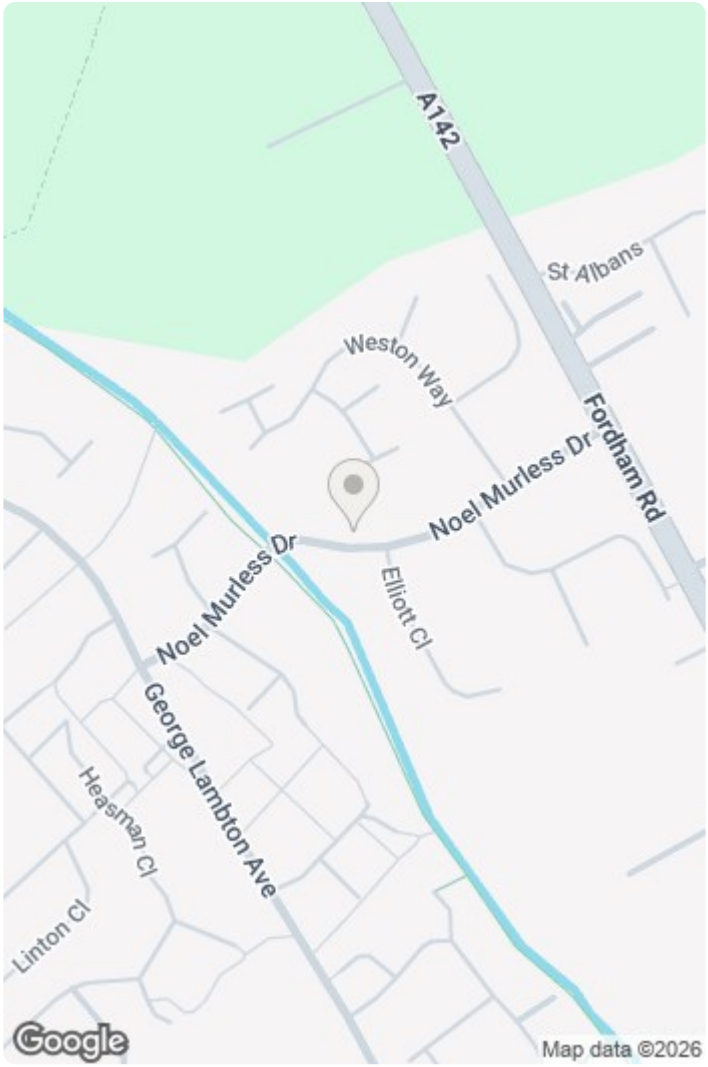
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions 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 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.

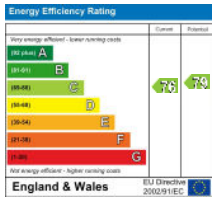
Property Information
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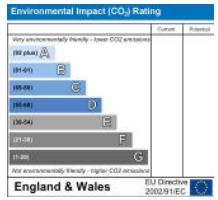
Tenure - Leasehold - 91 Years Remaining.
Council Tax Band - A - West Suffolk
Property Type - First Floor Flat
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 60 SQM
Parking – Off Road Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast Fibre available, 1000Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Annual Ground rent: £10 per annum
Annual service charge: £427.57
Rights of Way, Easements, Covenants – None that the vendor is aware of



Approximate Floor Area
624 sq. ft.
(58.0 sq. m.)







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