



Cheveley Road
Newmarket, CB8 8FD
Guide Price £185,000

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A lovely ground floor apartment on this highly regarded development just off Cheveley Road that's within walking distance of The Gallops and the High Street in Newmarket.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

The apartment comprises of a generous living room, kitchen, double bedroom and a bathroom. It's accessed via a private communal entrance that provides a security intercom system for visitors.

Outside there is a communal garden and a patio directly outside and an adjacent allocated parking spot and several spaces for visitors.

NO UPWARD CHAIN

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.

Hallway

With large airing cupboard, electric storage heater and door leading through to:

Sitting Room 15'1" x 11'0" (4.60 x 3.36)

Good sized sitting room with TV connection point, electric storage heater, external door out to the rear and opening through to the:

Kitchen 7'8" x 5'10" (2.36 x 1.78)

Fitted with matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, integrated oven and hob. Space and plumbing for a fridge and washing machine.

Bedroom 12'5" x 9'11" (3.80 x 3.04)

Double bedroom with two useful storage cupboards, electric storage heater and window to the rear aspect.

Bathroom

Modern three piece bathroom suite comprising a low level WC, hand basin with vanity cupboard under, walk-in shower cubicle, part tiled walls, tiled flooring and heated towel rail.

Outside

Communal garden to the rear with lawn and seating area, allocated parking and visitor parking, bike rack and security lighting.

Property Information:

Maintenance fee - Service charge - £1800 per annum. Lease has 967 years left.
EPC - C
Tenure - Leasehold

Council Tax Band - B (West Suffolk)

Property Type - Ground Floor
Apartment

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 43 SQM

Parking – Allocated

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric storage heaters

Broadband Connected - Yes

Broadband Type – Superfast available, 72Mbps download, 18Mbps upload

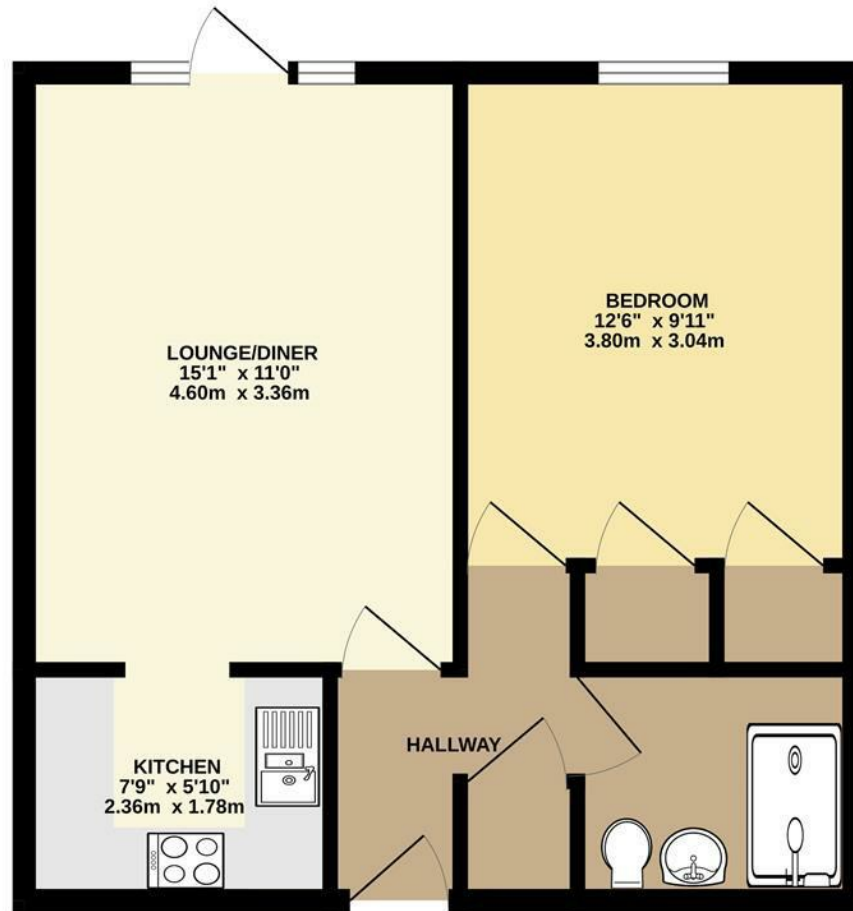
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of

AGENTS NOTE - The property is sold with share of freehold. This allows all of the residents to have a direct say in where service charges are spent etc. The windows on the development were all replaced in 2024.

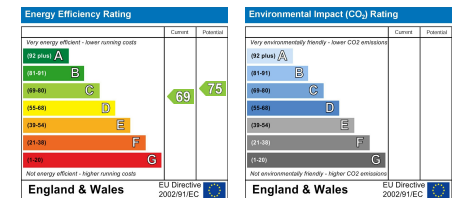
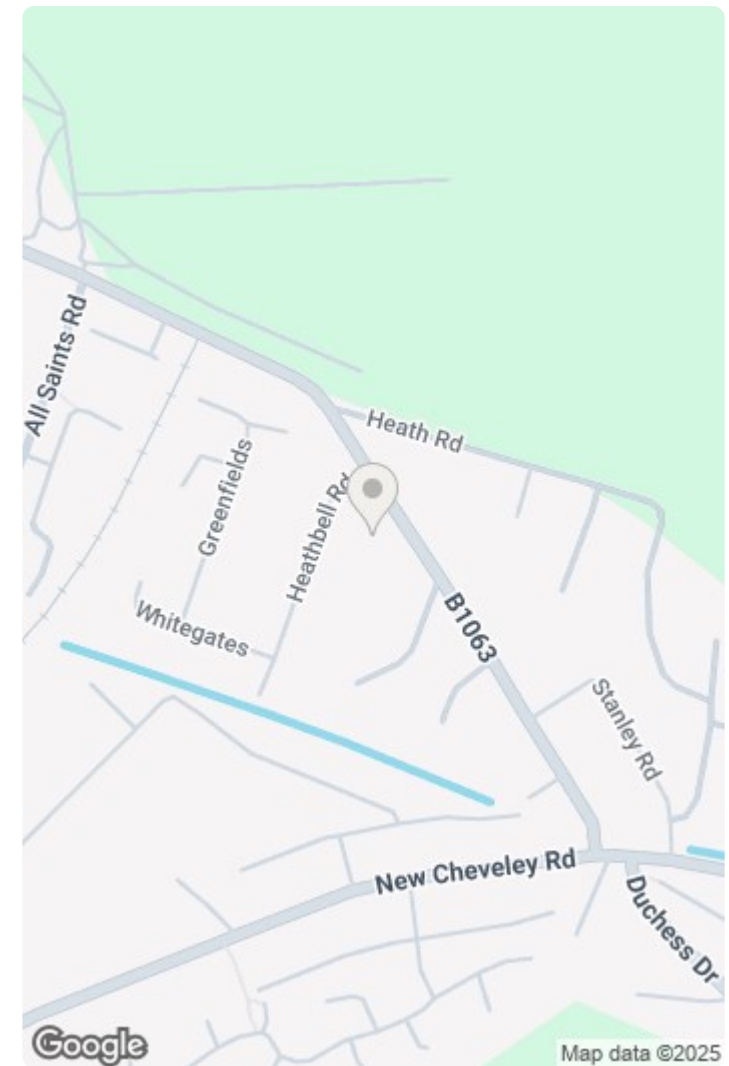


GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.8 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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