



**Church Lane,  
Newmarket, CB8 0HN  
Offers Over £180,000**



## Church Lane, Newmarket, CB8 0HN

**Set in the heart of Newmarket just steps from the High Street with easy access to local amenities, including shops, cafes, and parks, making it a convenient choice for everyday living., this apartment offers a perfect blend of space and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.**

**With a spacious living room, kitchen, two well-proportioned bedrooms and bathroom, this property offers flexible accommodation.**

**Newmarket is renowned for its rich history and vibrant community, providing a lovely backdrop for your new home.**

### 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.

### Entrance Hall

With radiator, airing cupboard and door through to the:

### Living Room

15'8" x 12'11"

With TV connection point, radiator and window to the rear aspect.

### Kitchen

12'2" x 8'10"

Fitted kitchen with a matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, built-in oven with extractor hood above, space for a fridge/freezer and washing machine. Laid wooden style flooring, radiator and window to the rear aspect.

### Bedroom 1

14'5" x 9'8"

Double bedroom with radiator and window to the front aspect.

### Bedroom 2

11'6" x 8'11"

Double bedroom with radiator and window to the front aspect.

### Bathroom

Three piece bathroom suite comprising a low level WC, pedestal hand basin, panelled bath with wall mounted shower and glass screen, part tiled walls and radiator.

### Outside

Paved enclosed frontage.

To the rear of the property is allocated parking for 1 vehicles and visitor parking.

### Property Information:

EPC - C

Tenure - Leasehold

Council Tax Band - C (West Suffolk)

Property Type - Ground Floor Flat

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 64 SQM

Parking – Allocated 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/limited on all networks

Rights of Way, Easements, Covenants

– None that the vendor is aware of

### Agents Notes:

Leasehold Details:

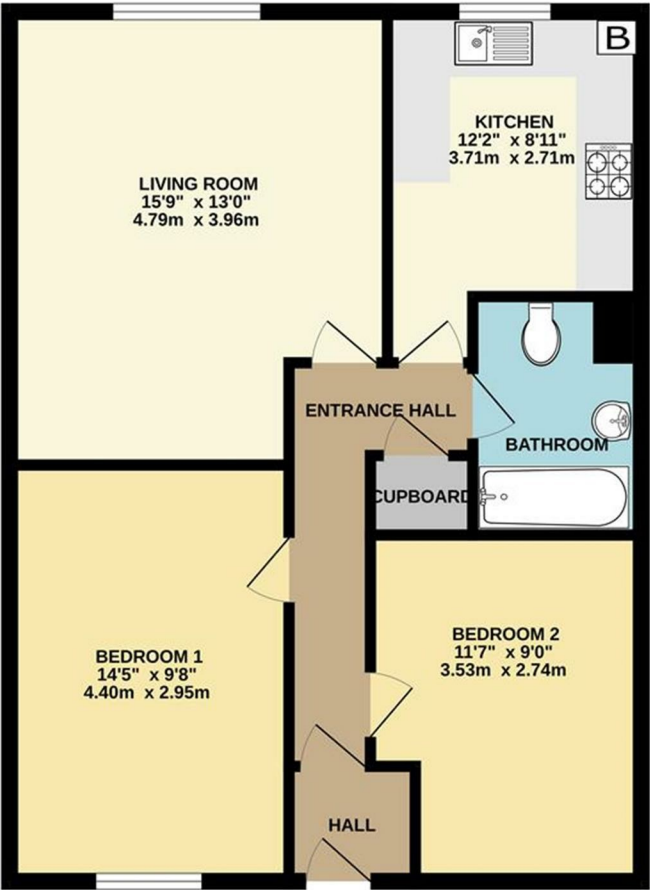
999 years from 2002.

Ground Rent: £150 per annum

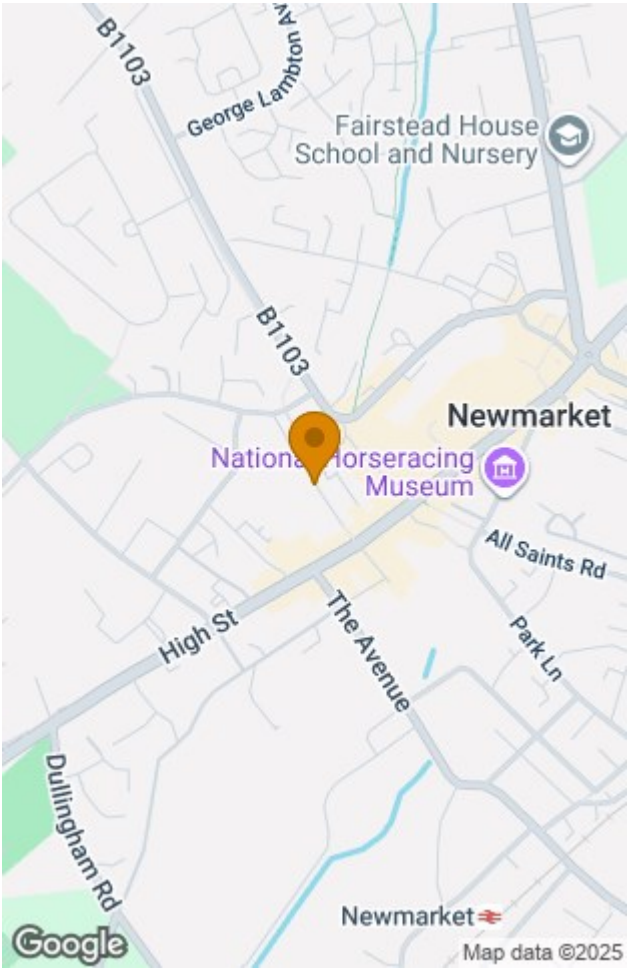
Service /Maintenance Charge: £1,373 per annum



GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



