



**Fairlawns,
Newmarket, Suffolk CB8 9JS
£245,000**

MA
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Fairlawns, Newmarket, Suffolk CB8 9JS

A spacious first floor apartment in the popular Fairlawns gated development close to the High Street, railway station, Tattersalls and the racecourse making it a perfect first time purchase or bolthole for those with racing connections.

Accommodation is 1100 sq ft and comprises of a large living/dining room, kitchen, two large bedrooms and a recently refurbished bathroom with several cupboards for storage.

Outside, there is allocated parking in a gated secure car park and communal garden space.

A rare opportunity to live in this highly regarded development, available with no upward chain.

Entrance Hall

Front door leading to built in storage cupboards.

Living/Dining Room

22'7" x 17'0"

Fitted with uPVC sliding patio doors with access to balcony. Window to front aspect.

Kitchen/Breakfast Room

13'1" x 9'10"

Fitted with a range of eye and base level units with worktop over, stainless steel sink and mixer tap over, with space for white goods.

Bedroom 1

14'1" x 9'10"

Built in storage, window to rear aspect.

Bathroom

Suite comprising of panelled bath with shower attachment over, WC and a vanity sink basin.

Bedroom 2

13'1" x 10'9"

Window to front aspect.

Outside Front

Allocated parking in a gated secure car park.

Outside Rear

Communal garden.

Property Information

EPC - TBC

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Flat

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Parking – Off Street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

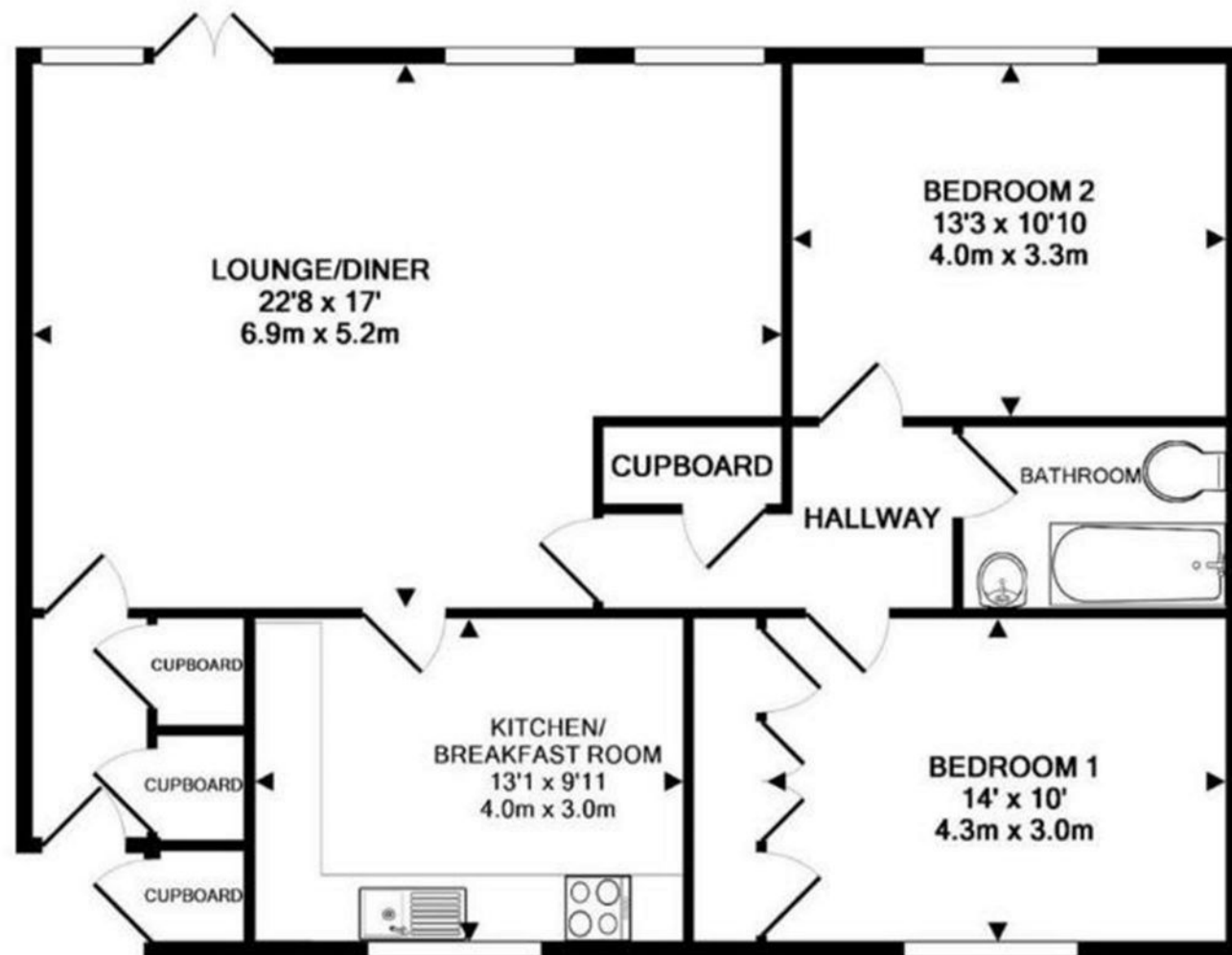
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

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.

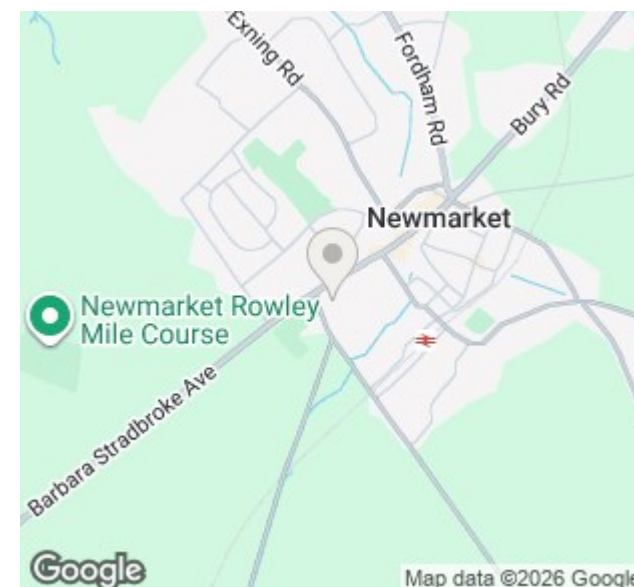


TOTAL APPROX. FLOOR AREA 942 SQ.FT. (87.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- **Perfect First-Time Purchase**
- **Gated Community**
- **Open Plan Living Space**
- **Large Bedrooms**
- **Allocated Parking**
- **NO CHAIN**



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower CO ₂ emissions	Current	Very energy efficient - lower CO ₂ emissions	Current
(95-100) A	82	(95-100) A	84
(85-94) B		(85-94) B	
(75-84) C		(75-84) C	
(65-74) D		(65-74) D	
(55-64) E		(55-64) E	
(45-54) F		(45-54) F	
(35-44) G		(35-44) G	
All energy efficient - higher energy costs		All energy efficient - higher CO ₂ emissions	
England & Wales		England & Wales	

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