



**Armstrong Close,
Newmarket, Suffolk CB8 8HD
Guide Price £179,950**

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Armstrong Close, Newmarket, Suffolk CB8 8HD

A lovely two bedroom ground floor apartment situated in a lovely part of Newmarket on the South side of town. The town centre of is just a few minutes walk away.

Accommodation comprises a communal lobby, entrance hall, living room, high quality re-fitted kitchen (with solid wood doors, integrated fridge/freezer, double oven, hob, extractor and AEG washer/dryer), two bedrooms and a re-fitted bathroom.

The apartment also comes with a storage unit to the rear of the property.

Complete with off road parking and large communal gardens.

NO CHAIN

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.

Accommodation Details

Door leading to communal lobby with door leading through to:

Entrance Hall

With built in cupboard, airing cupboard, access and door leading through to:

Living Room

10'8" x 17'4"

With window to the front aspect, electric heater, electric feature fire, TV aerial connection point.

Kitchen

6'5" x 13'10"

Re-fitted kitchen with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, built in double oven, separate four ring gas hob with extractor hood over, integrated dishwasher, integrated washer/dryer, cupboard housing gas fired combi-boiler, tile effect flooring, radiator, window to the rear aspect.

Bedroom 1

8'9" x 17'4" max

With window to the front aspect, built in cupboard, radiator.

Bedroom 2

6'7" x 10'8"

With window to the rear aspect, radiator.

Bathroom/Shower Room

6'0" x 10'8"

Re-fitted bathroom with suite comprising large walk in shower enclosure, wash hand basin set in vanity unit and low level WC, part tiled walls, vinyl flooring, heated towel rail, window with obscured glass to the rear aspect.

Outside

Off road communal parking area, storage unit and access to good size communal gardens.

Property Information

Maintenance fee - £600 per annum (guide)

Ground Rent - £10 per annum

EPC - C

Tenure - Leasehold

Council Tax Band - A (West Suffolk)

Property Type - Ground Floor Apartment

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

Square Meters - 122 SQM

Parking – Communal car park

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

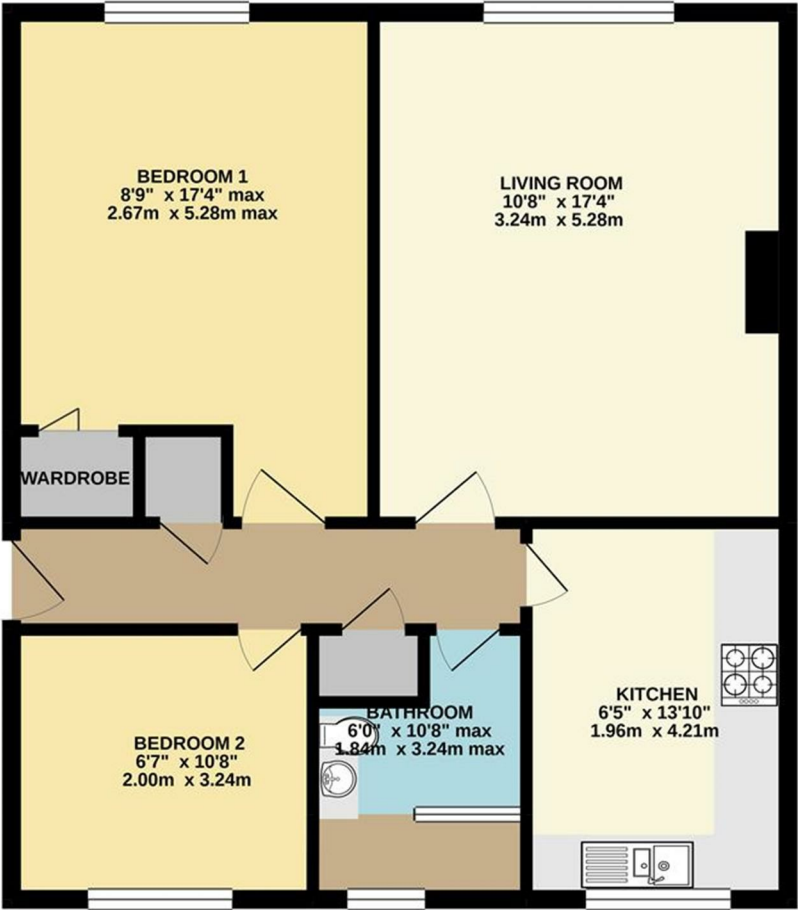
Mobile Signal/Coverage – Ofcom suggest likely

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

Location - What 3 Words - permit.pencil.above

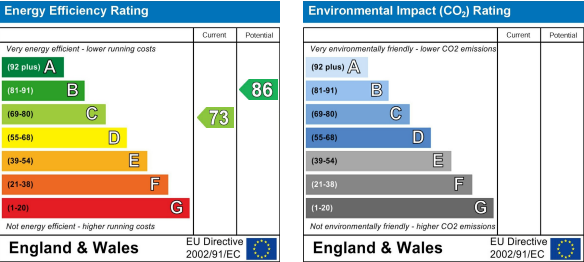


GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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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- **Ground Floor Apartment**
- **Popular Location**
- **Close to Amenities**
- **Re-Fitted Kitchen/Bathroom**
- **2 Bedrooms**
- **Off Road Parking**
- **Communal Gardens**
- **NO CHAIN**



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.

