



Noel Murless Drive, Newmarket CB8 0DS

Guide Price £175,000

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An exceptional first floor apartment on this popular development close to the town centre of Newmarket.

Accommodation is spacious throughout and has been fully renovated and includes a living room/diner, fitted kitchen, bathroom and two bedrooms. The gas boiler has recently been replaced too. Outside there is garden to the rear, off road parking and a brick built shed.

The lease has currently 93 years left to run.

Entrance Hall

With doors leading to all rooms. Built-in storage cupboards.

Kitchen 12'1" x 6'6" (3.70m x 2.00m)

Shaker style fitted cupboards with worktop over. Stainless steel sink and drainer. Integrated oven. Inset electric hob. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Built-in storage cupboard. LVT wood flooring. Window to the rear aspect. Door to entrance hall.

Lounge/Dining Room 18'7" x 9'9" (5.68m x 2.99m)

Delightful lounge/dining room with LVT flooring. Full height window and glazed door to the balcony. Radiator. Door to entrance hall.

Bedroom 1 13'11" x 9'6" (4.26m x 2.92m)

Well presented double bedroom with window to the front aspect. Built-in wardrobes. Radiator. Door to entrance hall.

Bedroom 2 12'1" x 5'10" (3.70m x 1.80m)

Charming bedroom with window to the rear aspect. LVT wood flooring. Radiator. Door to entrance hall.

Bathroom 8'8" x 6'5" (2.66m x 1.96m)

Modern white suite comprising low level W.C., wall mounted hand basin with mixer tap over and built-in cabinet under and panelled bath with mixer tap and shower over. LVT wood flooring. Obscured window. Door to entrance hall.

Outside

Private balcony with glazed door to lounge/dining room. Garden to the rear.

AGENTS NOTE

New boiler 2023
New shower 2025
New kitchen 2022
New flooring 2024
Lease has 93 years left to run
Service charge is approximately £300/year.

PROPERTY INFORMATION

EPC - C
Tenure - Leasehold
Council Tax Band - A (West Suffolk)
Property Type - Apartment
Property Construction - Standard
Number & Types of Room - Please refer to the floorplan
Square Meters - 58 SQM
Parking - Off Road
Electric Supply - Mains

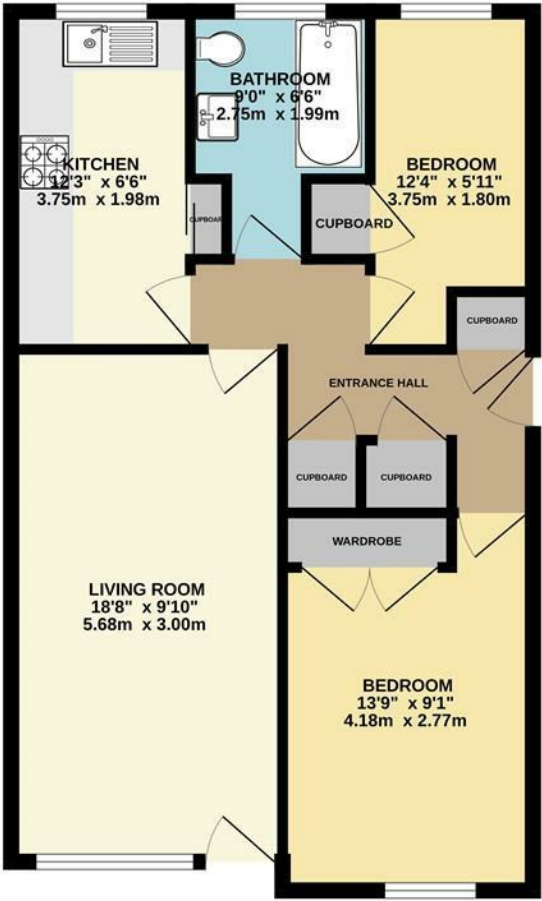
Water Supply - Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage - Ofcom advise likely on all networks
Rights of Way, Easements, Covenants - None that the vendor is aware of

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 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.



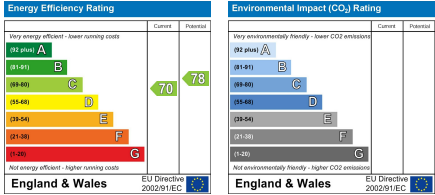
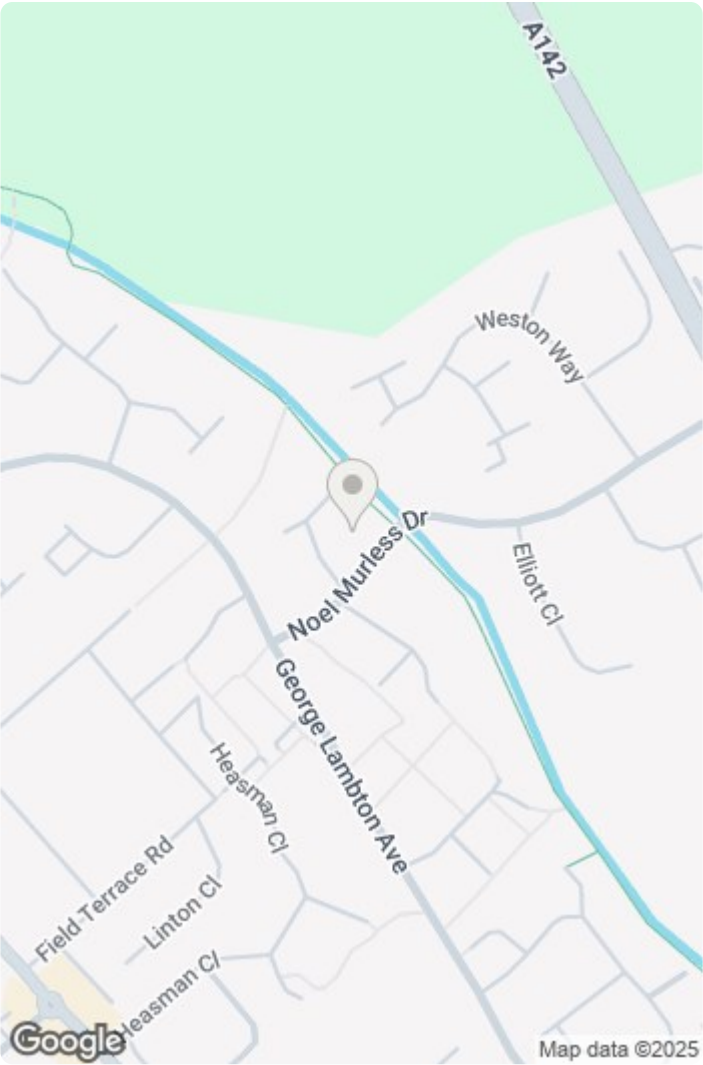
GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



5 NOEL MURLESS DRIVE

TOTAL FLOOR AREA : 596 sq.ft. (55.3 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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