

pocock & shaw

Residential sales, lettings & management



37 Armstrong Close Newmarket, CB8 8HD

A much improved and very well presented 1 bedroom apartment set within a popular development south of the town centre and convenient for the railway station.

Open plan sitting/dining room/kitchen with attractive outlook, double bedroom, shower room, communal gardens and off road parking. EPC: C

Guide Price: £150,000



Newmarket, renowned as the British Headquarters of horse racing, offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

With the benefit of a gas fired radiator heating system in detail the accommodation includes:-

GROUND FLOOR Communal entrance door and staircase to:-

SECOND FLOOR

ENTRANCE HALL With an entrance door, bamboo style wood laminate floor, access to loft space, recess spot lights.

OPEN PLAN SITTING/KITCHEN - comprising of:-

SITTING ROOM 4.50m (14'9") x 2.67m (8'9") PVCu double glazed bay window, radiator, Bamboo style wood laminate flooring, telephone point, TV point and opening too:

ATTRACTIVE KITCHEN 3.84m (12'7") x 1.78m (5'10") Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, stainless steel sink with single drainer, mixer tap and tiled splashbacks,

integrated fridge/freezer, plumbing for washing machine, electric oven, built-in gas hob with extractor hood over, velux window, recess spot lights, tiled flooring.

DOUBLE BEDROOM 4.45m (14'7") max x 2.71m (8'11") With a velux window, radiator, Bamboo style wood laminate flooring, TV point.

SHOWER ROOM Fitted with three piece suite comprising shower enclosure, wash hand basin with cupboard under, low-level WC, heated towel rail/radiator, tiled surround, velux window, vinyl floor covering, recess spot lights, extractor fan, door to boiler cupboard housing combination boiler serving heating system and domestic hot water.

OUTSIDE There is a communal garden to the side and a parking area to the rear. To the front is an outside storage shed.

TENURE The property is held on the residue of a 119 year lease which started in 1/11/1992

The maintenance/service charge is £533.47 this current year and includes the £10 per annum ground rent.

SERVICES Mains water, gas, drainage and electricity are connected.

COUNCIL TAX BAND: B Forest Heath District Council

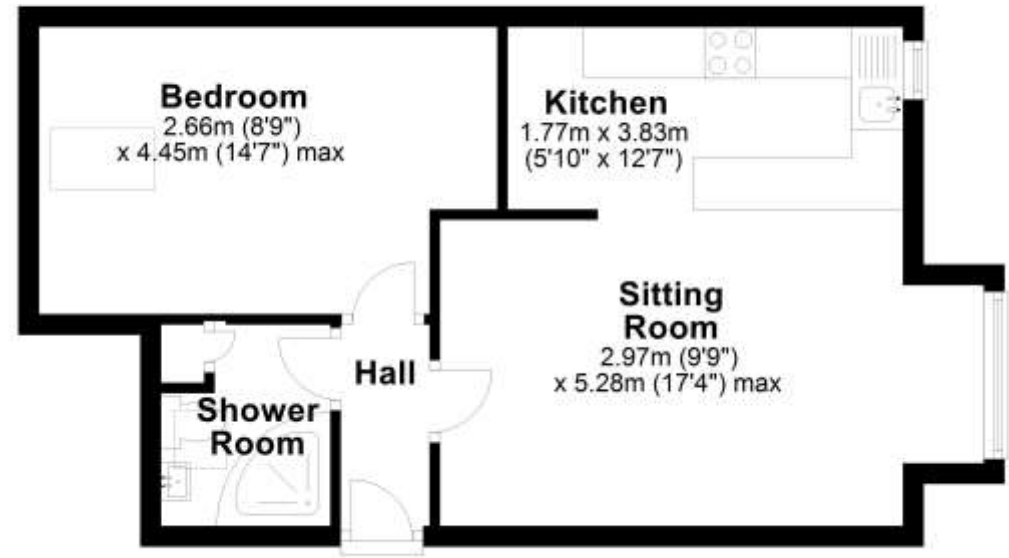
Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS





Second Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 39.2 sq. metres (422.2 sq. feet)



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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested