



Ashbourne Court, All Saints Road, Newmarket

Pocock + Shaw

10 Ashbourne Court
All Saints Road
Newmarket
Suffolk
CB8 8GH

A particularly well appointed 1st floor apartment situated in a smart gated development just to the south of the town centre. Hall, open plan sitting room/kitchen, double bedroom, bathroom, off road parking.

Great investment.

Guide Price £169,500
Potential 7.43% yield



Newmarket is 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 region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Ashbourne court is an attractive scheme of apartments, which vary in size, grouped around a gated car parking area and is situated just to the south of Newmarket town centre.

Flat 10 is on the 1st floor and is very well appointed, enjoying light and spacious accommodation courtesy in part to the numerous large windows.

With the benefit of double glazed windows and electric night storage heaters in detail the accommodation includes:-

Ground Floor

Communal entrance door with stairs to the first and second floors.

First Floor

Hall

With an entrance door, airing cupboard with a hot water cylinder, storage heater.

Kitchen 3.10m (10'2") x 3.00m (9'10")

With a range of fitted cupboards and drawers with working surfaces over, inset hob with extractor

hood over and built in electric oven under, 1 ¼ stainless steel sink unit, plumbing for a washing machine, space for a fridge freezer, window to the front, tiled flooring. This room opens to:

Lounge/Dining Room 4.58m (15') x 4.48m (14'8")

With two windows to the front and a window to the side, night storage heater, TV point.

Bedroom 4.02m (13'2") x 3.29m (10'10")

With a two windows to front, electric panel heater.

Bathroom

Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin, low-level WC, shaver point, extractor fan, tiled splashbacks.

Outside

Ashbourne Court has a pair of electrically operated gates leading to a parking area where this flat has one parking space. There are several shrub borders, a bin area and a pedestrian gate with code to Vicarage Road.

Tenure

The property is leasehold but each apartment owner owns a percentage share of the freehold company that owns the freehold. The original term was for 999 years granted in January 2003. There is a maintenance charge of £1100 per annum that includes communal cleaning, gardening, buildings insurance and maintenance of the electric gates.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area. The property is in a no flood risk area.

Internet connection, basic: 8Mbps, Ultrafast: 57Mbps.



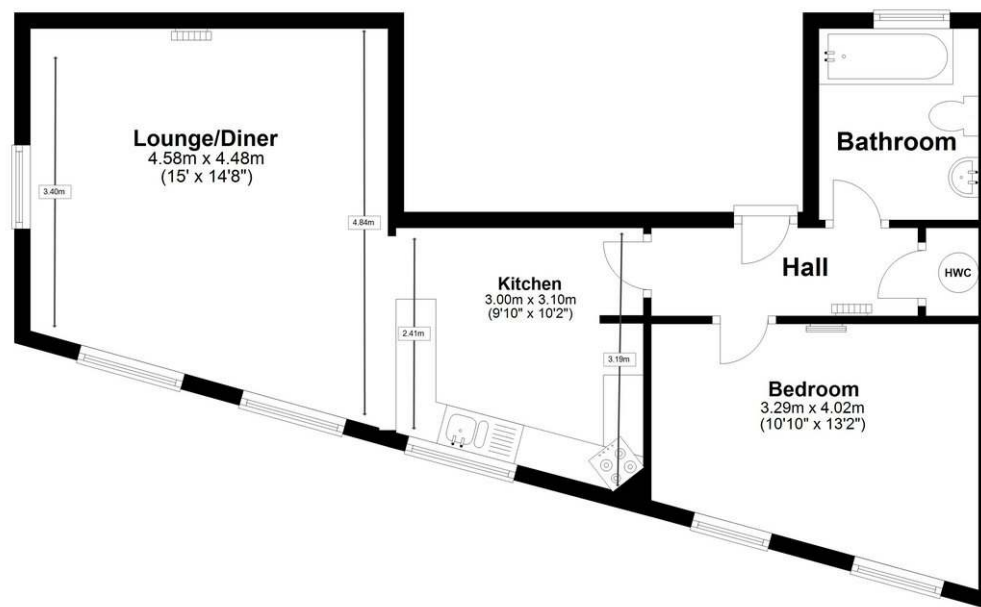
Mobile phone coverage by the four major carriers available.

EPC: C

Council Tax Band: A West Suffolk District Council

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

First Floor



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

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