



24 George Lambton Avenue

Pocock + Shaw

24 George Lambton Avenue
Newmarket
Suffolk
CB8 0BG

A superbly presented 1 bedroom top floor apartment with attractive views over an open green and located in an established residential area north of the town centre. The property is offered with no chain and benefits from a living with a balcony, a large double bedroom and a fitted kitchen. Benefits include modern gas fired central heating, an open plan garden and communal parking.

Guide Price £145,000



Location 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 regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Entrance hall with 2 cupboards and a further walk in cupboard with a recently fitted Ideal gas fired combination boiler, wood effect flooring.

Living room 16'1" x 9'6" (4.89 m x 2.89 m) with wood effect flooring, door leading to the balcony with views over the open green.

Kitchen 10'0" x 6'0" (3.04 m x 1.84 m) with range of fitted base and wall mounted units, space for a free standing oven with extractor hood over wood effect flooring.

Bedroom 14'1" x 8'10" (4.29 m x 2.70 m) with wood effect flooring.

Bathroom with a bath with shower attachment and separate shower over, hand basin and low level WC, wood effect flooring.

Outside To the front of the property is an attractive open green and a large communal parking area. Access to the building is via an intercom controlled secure door leading to a tiled hallway and a stairwell shared with 5 other apartments. At the rear of the property is a designated garden area laid to grass and currently open plan with the adjoining gardens.

Services and tenure

The property is leasehold with term remaining of 100 years, current annual service charge £495.29pa, ground rent tbc.

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 10Mbps, Superfast 162Mbps, Ultrafast: 1800Mbps.

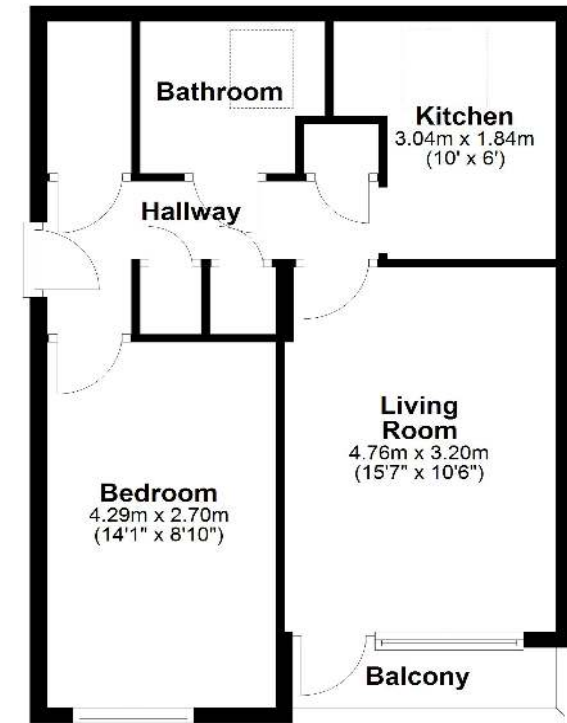
Mobile phone coverage by the four major carriers available.

EPC: TBC

Council Tax A West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 49.3 sq. metres (530.9 sq. feet)



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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