



Weston Way, Newmarket, Suffolk

Pocock + Shaw

10 Weston Way
Newmarket
Suffolk
CB8 7SB

A superbly presented ground floor studio apartment standing in a popular residential location on the north side of town and is offered with NO CHAIN. The apartment has been modernised throughout with a fitted kitchen, a contemporary shower room and a double aspect open plan living area/kitchen and bedroom. Features include uPVC double glazing, communal gardens and a shared parking area.

Guide Price £110,000



Location 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 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

Accommodation

Open plan living room/bedroom with window seat, wood effect flooring.

Kitchen area with fitted base and wall mounted units, worktops with recessed sink, integrated oven and grill with 4 ring ceramic hob, stainless steel splash backs and extractor hood over, tile effect flooring.

Shower room with a tiled shower area, hand basin with cupboard storage under, concealed cistern low level WC, tiled walls.

Outside The property forms part of a building comprising 6 studio apartments on the ground and first floor. The entrance to the property is via a communal entrance hallway with stairs leading to the first floor and entry doors to the front and side. The building is attractively situated with open plan communal gardens and a large shared parking area.

Services and tenure

Tenure The property is leasehold. Lease details available through the agent.

Services

Mains water, drainage and electricity are connected.

The property is not in an conservation area.

The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 14Mbps, Superfast 50Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available.

EPC: D

Council Tax Band A West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





Ground Floor

Approx. 25.2 sq. metres (270.8 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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