

# **Newmarket Office**

2 Wellington Street Newmarket, Suffolk, CB8 0HT newmarket@pocock.co.uk 01638 668284

35 Weston Way Newmarket Suffolk CB8 7SB









A much improved and well presented ground floor studio flat situated in a popular residential area to the north of the town centre. Sitting/bedroom, dressing area, bathroom, fitted kitchen, off road parking and communal garden

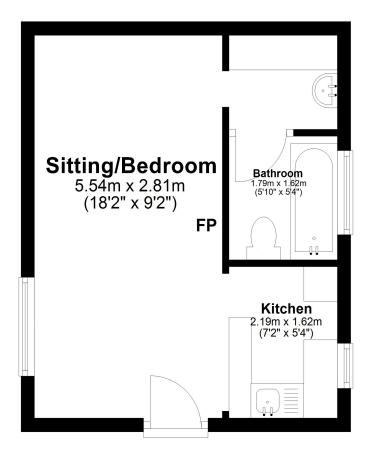
kitchen, off road parking and communal garden. Great investment or first time buy.

Tenure - The property is leasehold with 168 years remaining. The current service charge is £500 for the current year. There is no ground rent.

### Floorplan

## **Ground Floor**

Approx. 25.1 sq. metres (269.7 sq. feet)



Total area: approx. 25.1 sq. metres (269.7 sq. feet)

#### **Features**

- Popular cul de sac location
- Much improved accommodation
- Ground floor
- Great investment property 7.25% yield
- No Chain
- Off road parking
- •

### Information

Mains water, drainage and electricity are connected. The property is not in an conservation area. The property is in a very low flood risk area. The property has a registered title. Off road parking space Communal garden

Internet connection, basic: 18Mbps, Ultrafast: 57Mbps. Mobile phone coverage by the four major carriers available. EPC: C

Tenure The property is leasehold.

Council Tax A - West Suffolk District Council

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