



Weston Way Newmarket

Pocock + Shaw

72 Weston Way
Newmarket
Suffolk
CB8 7SF

A 1st floor studio apartment situated in a popular residential area to the north of the town centre and close to a range of shopping and leisure facilities. No Chain

Great 1st time buy or investment

Guide Price £120,000



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.

This 1st floor studio apartment offers practical accommodation which benefits from UPVC double glazed windows. It is considered an ideal property for a first time buyer or alternatively a good investment purchase. For the investor this property could potentially generate an annual yield of about 7.25%.

Ground Floor

Communal entrance hall and staircase to the first floor.

First Floor

Sitting Room/Bedroom 4.46m (14'8") x 2.67m (8'9")

With an entrance door, UPVC double glazed window to the front, electric storage heater.

Kitchen 2.59m (8'6") x 1.80m (5'11") max
Fitted with a range of base and eye level units, stainless steel sink with single drainer and

mixer tap, plumbing for washing machine, space for fridge, electric point for cooker, uPVC double glazed window to rear aspect, tiled flooring, built in storage cupboard.

Dressing Room 2.01m (6'7") x 1.19m (3'11")
Access to loft space, storage cupboard with sliding door.

Shower Room

Fitted with a three piece suite comprising of a shower enclosure with electric shower, wash hand basin with mixer tap and tiled splashback, low-level WC, electric fan heater, uPVC double glazed window to rear aspect.

Outside

The property is set within communal gardens laid to lawn. There is also a communal car parking area.

Tenure

The property is leasehold.

Annual Ground Rent: £0

Annual Service Charge: £500 (approx. which includes buildings insurance)

Lease length: 170 years from 2022 (therefore 169 years remaining)

Services

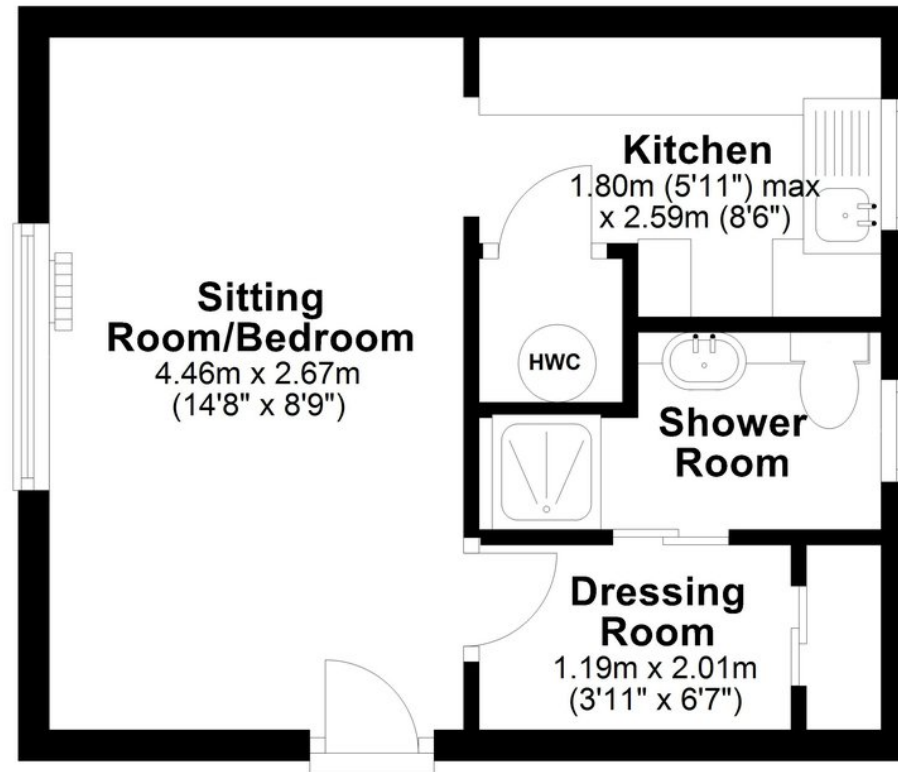
Mains water, drainage and electricity are connected.

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

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

