



Armstrong Close, Newmarket, Suffolk

Pocock + Shaw

52 Armstrong Close
Newmarket
Suffolk
CB8 8HD

An improved and well presented 1 bedroom apartment set within a popular development south of the town centre and convenient for the railway station. Open plan sitting/dining room/kitchen with attractive outlook, double bedroom, bathroom, communal gardens and off road parking. EPC: D

Offers Over £105,000



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.

Ground Floor

Communal entrance hall and staircase to the second floor.

Second Floor

Hall

Open Plan Sitting/Kitchen/Dining 5.74m (18'10") x 3.10m (10'2")

An open plan room with the sitting room area over looking the most attractive rear gardens.

Kitchen fitted with a range of base and eye level units with worktop space over, stainless steel sink with mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge and freezer, fitted electric oven, four ring electric hob, uPVC double glazed window to the rear, Velux window above the kitchen, electric storage heater

Double Bedroom 3.08m (10'1") x 2.28m (7'6")

Velux window, electric storage heater.

Bathroom

Fitted with a three piece suite comprising of a bath with shower attachment over, glass screen, pedestal handbasin and low-level WC, tiled splashbacks, Velux window, airing cupboard.

Outside

The property is situated in attractive communal gardens laid to lawn with trees and shrubs. there is a communal parking area to the rear and bin store.

Tenure

The property is leasehold. The lease start date is the 11th March 1988. There is a ground rent charge of £51.67 per annum and a maintenance charge of £600 per annum for the communal maintenance and building insurance.

Lease started 1988 with 88 year remaining.

Services

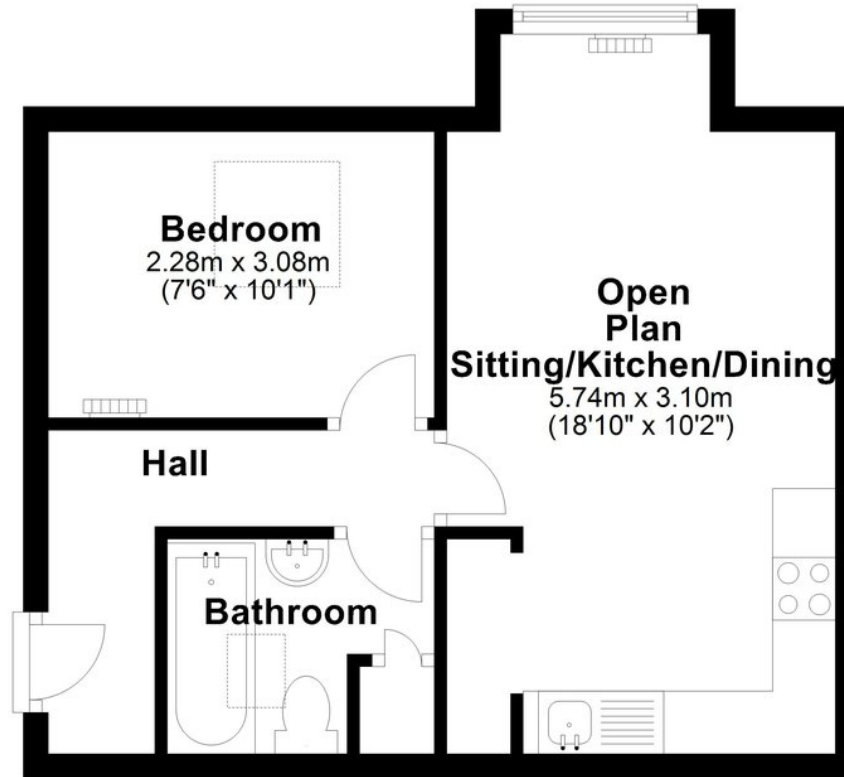
Mains water, drainage and electricity are connected.

Council Tax Band: A West Suffolk District Council

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



Second 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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