



Ashbourne Court, All Saints Road, Newmarket

Pocock + Shaw

4 Ashbourne Court
All Saints Road
Newmarket
Suffolk, CB8 8GH

A particularly well appointed and smartly presented first floor 2 bedroom apartment situated in a modern gated development just to the south of the town centre.

Guide Price £200,000
EPC: C

Excellent first time buy or
investment purchase



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.

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Hall, open plan sitting room/kitchen, bathroom, gated off road parking. Superb first time buy or investment opportunity. EPC: C

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Location Ashbourne Court is an attractive scheme of apartments, which vary in size, grouped around a gated car parking area and is situated just to the south of Newmarket town centre.

Flat 4 is on the first floor and is very well appointed, enjoying light and spacious accommodation. It is considered that this property is an ideal property for a first time buyer or investment opportunity. Please contact our lettings department if you are interested in discussing the rental demand for this property.

With the benefit of double glazed windows and electric night storage heaters in detail the accommodation includes:-

Hall With an entrance door, electric storage heater, wood laminate flooring, ceiling spotlights, built in cupboard, entry phone, airing cupboard housing hot water cylinder.

Sitting Room 6.20m (20'4") x 3.49m (11'5")
With a UPVC double glazed window to the front aspect, electric storage heater, wood laminate flooring, telephone point, TV point, opening to:

Kitchen 2.49m (8'2") x 2.39m (7'10")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, space for fridge/freezer, fitted electric oven, four ring ceramic hob with extractor hood over, plumbing for a washing machine, uPVC double glazed window to the front aspect, tiled flooring, recessed ceiling spotlights.

Bedroom 1 3.99m (13'1") x 3.38m (11'1")
With a uPVC double glazed window to the rear aspect, electric radiator, wood laminate flooring, telephone point, TV point, range of built in wardrobes.

Bedroom 2 3.41m (11'2") x 2.70m (8'10")
With a uPVC double glazed window to the rear aspect, electric radiator, wood laminate flooring, telephone point, TV point.

Bathroom Fitted with a three piece suite comprising of a panelled bath with shower attachment over, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, tiled flooring, ceiling spotlights.

Outside
Ashbourne Court has a pair of electrically operated gates leading to a parking area where this flat has one parking space. There are several shrub borders, a bin area and a pedestrian gate with code to Vicarage Road.



Tenure The property is leasehold but each apartment owner owns a percentage share of the freehold company that owns the freehold. The original term was for 99 years granted in January 2003 but the owners are in the process of increasing this to 999 years.. There is a maintenance charge of £1100 per annum that includes communal cleaning, gardening, buildings insurance and maintenance of the electric gates.

Important information Mains water, 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.

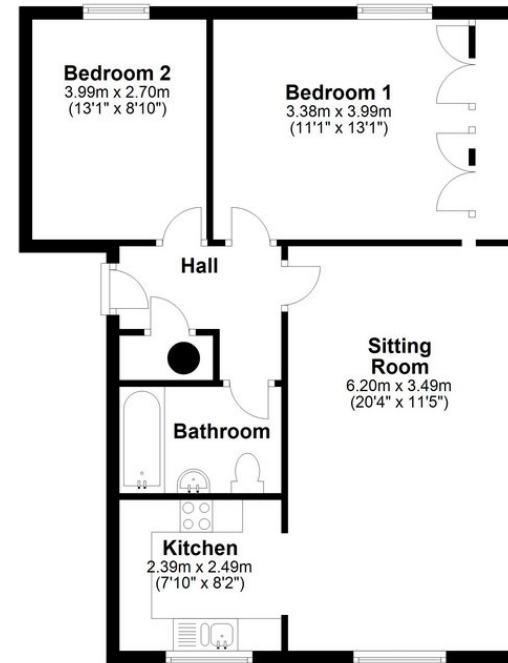
Internet connection, basic: 18Mbps, Ultrafast: 57Mbps.

Mobile phone coverage by the four major carriers available.

Council Tax B West Suffolk District Council.

Viewing Strictly by prior arrangement with Pocock + Shaw.

First Floor
Approx. 64.1 sq. metres (690.4 sq. feet)



Total area: approx. 64.1 sq. metres (690.4 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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