



Armstrong Close, Newmarket, Suffolk

Pocock + Shaw

37 Armstrong Close  
Newmarket  
Suffolk  
CB8 8HD

An outstanding 1 bedroom top floor apartment standing in a favoured south town location within walking distance of Warren Hill gallops and the railway station and with far reaching views over the town. The property is superbly presented and benefits from an open plan fitted kitchen and dining/living room. Features include a gas central heating and replacement uPVC double glazing, attractive communal gardens and off road parking.

Guide Price £155,000



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 regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

### Accommodation

**Ground floor** Communal entrance door and staircase leading to the first and second floor.

**Second floor landing** leading to the front entrance door.

**Entrance hall** with an entrance door, bamboo style wood laminate floor.

**Open plan living room and kitchen** 17'7" x 9'10" (5.35 m x 3.00 m) living area with bamboo style wood effect flooring, vertical designer style radiator.

**Kitchen** 12'8" x 5'10" (3.85 m x 1.79 m) with a range of fitted base and wall units, integrated oven and grill with 4 burner hob and extractor hood over, integrated fridge/freezer and dishwasher, sink with mixer tap, breakfast bar, tiled flooring.

**Bedroom** 14'7" x 8'9" (4.45 m x 2.66 m) with bamboo wood effect flooring.

**Shower Room** () with a shower cubicle, hand basin and low level WC, tiled walls and flooring, cupboard with gas fired combination boiler, ladder style heated towel rail.

**Outside** The property forms a part of a purpose built block of apartments standing in a prominent elevated position on the favoured south side of town. To the front and side are communal gardens with lawned areas and

mature trees. An entrance area benefits from a dedicated storage shed and access to the communal porch. At the rear of the building is a large communal parking area and a further pedestrian access leading to the communal entrance hall.

**Tenure** The property is leasehold.

The property is held on the residue of a 119 year lease which started in 1/11/1992 and 86 years remaining.

The maintenance/service charge is £960 for the current year and includes the £10 per annum ground rent.

### Services

Mains water, gas, 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: 16Mbps, Superfast 214Mbps, Ultrafast: 1000Mbps.

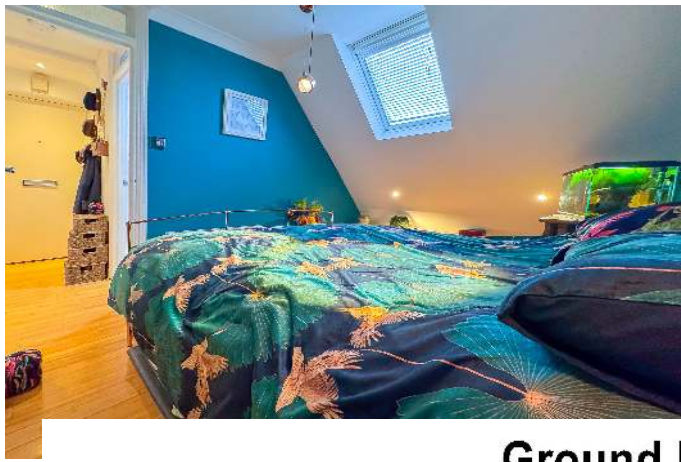
Mobile phone coverage by the four major carriers available.

EPC: C

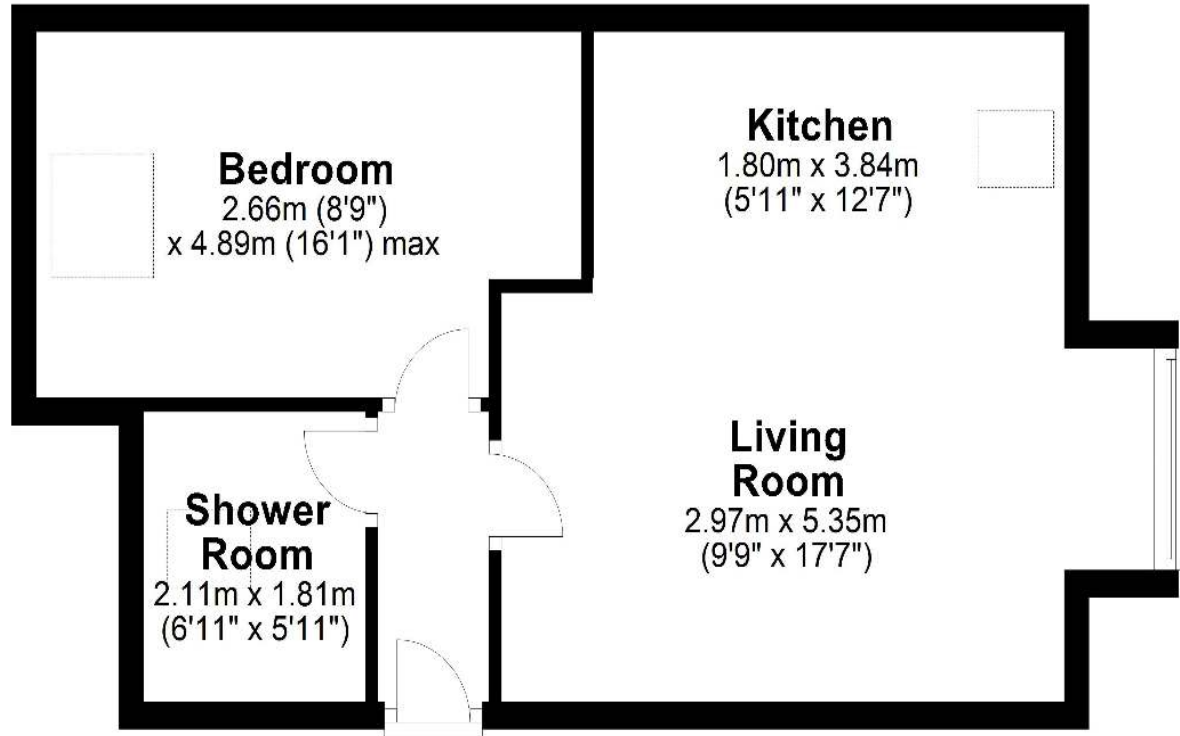
**Council Tax** A West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS





## Ground 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. (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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