



Sunnyside, Park Lane, Newmarket, Suffolk

Pocock + Shaw

1f Sunnyside
Park Lane
Newmarket
Suffolk
CB8 8AX

A recently re decorated ground floor apartment boasting spacious two bedroom accommodation and a garage, strategically positioned in a prime location near the town centre.

Excellent first time buy or investment purchase.

Guide Price £200,000



Newmarket 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 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.

Kitchen 5.78m (19') x 1.95m (6'5")

With a Upvc entrance door, fitted with a range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge, electric point for cooker, wall mounted gas fired boiler, built in storage cupboard.

Lounge/Dining Room 7.50m (24'7") x 3.35m (11')

Two UPVc windows to the front, central heating thermostat, door to:

Inner Hall

Bedroom 1 3.20m (10'6") x 3.16m (10'4")

With a Upvc window to rear, Upvc door, built in wardrobe.

Bedroom 2 3.42m (11'3") x 2.19m (7'2")

With two Upvc windows to rear, built in wardrobe.

Shower Room Fitted with a three suite comprising of shower enclosure with glass screen, pedestal wash hand basin and low-level WC tiled surround, airing cupboard with hot water cylinder.

Outside Garage in a block with an up and over door. Communal garden areas with mature planting .

Tenure

The property is leasehold and is held on the residue if a 999year Lease from 25th December 1975. Each leaseholder owns a share of the freehold title of the apartments at Sunnyside. There is an annual service charge of £700.00 per year for the general upkeep of the communal areas, buildings insurance etc.

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.

Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS



Ground Floor

Approx. 62.4 sq. metres (671.3 sq. feet)



Total area: approx. 62.4 sq. metres (671.3 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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