



Newmarket Office

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35 Weston Way
Newmarket
Suffolk
CB8 7SB



A much improved and well presented ground floor studio flat situated in a popular residential area to the north of the town centre.

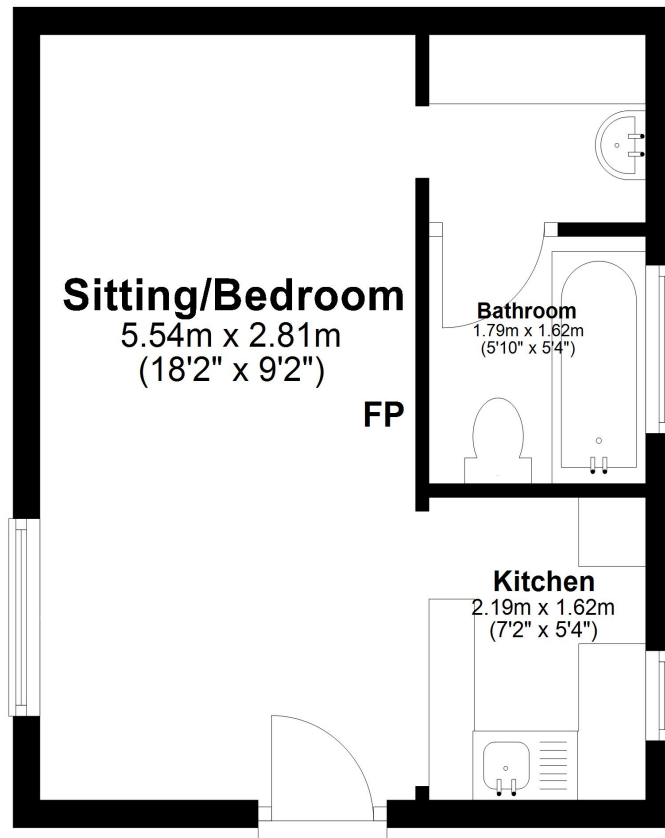
Sitting/bedroom, dressing area, bathroom, fitted kitchen, off road parking and communal garden. Great investment or first time buy.

Tenure - The property is leasehold with 168 years remaining. The current service charge is £500 for the current year. There is no ground rent.

Floorplan

Ground Floor

Approx. 25.1 sq. metres (269.7 sq. feet)



Total area: approx. 25.1 sq. metres (269.7 sq. feet)

Features

- Popular cul de sac location
- Much improved accommodation
- Ground floor
- Great investment property - 7.25% yield
- No Chain
- Off road parking
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Information

Mains water, drainage and electricity are connected.
The property is not in a conservation area. The property is in a very low flood risk area.
The property has a registered title.
Off road parking space
Communal garden

Internet connection, basic: 18Mbps, Ultrafast: 57Mbps.
Mobile phone coverage by the four major carriers available.
EPC: C

Tenure The property is leasehold.

Council Tax A - West Suffolk District Council