



**3 Bryntirion Court**  
**Newmarket, Suffolk CB8 8FD**  
**Guide Price £185,000**



### 3 Bryntirion Court, Newmarket, Suffolk CB8 8FD

A well presented ground floor apartment set within walking distance of the town centre and gallops and offered for sale with the distinct advantage of no onward chain.

Offering accommodation comprising a generous size living room, fitted kitchen, two bedrooms and a bathroom.

Externally benefitting from extensive communal gardens and an allocated parking space.

Viewing is recommended.

EPC (C)

#### Accommodation Details

With communal door leading to the communal entrance, front door leading to:

#### Entrance Hall

With airing cupboard, electric storage heater, telephone connection point, access and door leading through to:

#### Lounge/Diner 16'4" x 10'10" (4.98m x 3.30m)

With windows to the rear aspect, glazed door leading to communal gardens, electric storage heater, TV aerial connection point, access and door leading through to:

#### Kitchen 10'10" x 7'6" (3.30m x 2.29m)

Fitted with a range of eye level and base storage units with working top surfaces over, built in oven, separate hob with

extractor hood over, space for fridge/freezer, space and plumbing for washing machine, vinyl tiled flooring, window to the side aspect.

#### Bedroom 1 14'1" x 8'9" (4.29m x 2.67m)

With window to the rear aspect, electric heater.

#### Bedroom 2 12'1" x 6'10" (3.68m x 2.08m)

With window to the rear aspect, electric heater.

#### Bathroom

With suite comprising panel bath with mixer taps/shower attachment, pedestal wash hand basin and low level WC, part tiled walls, vinyl flooring, light with shaver point, extractor.

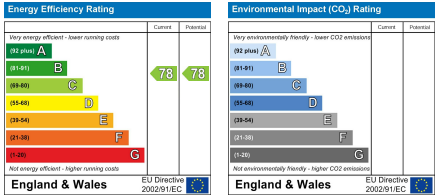
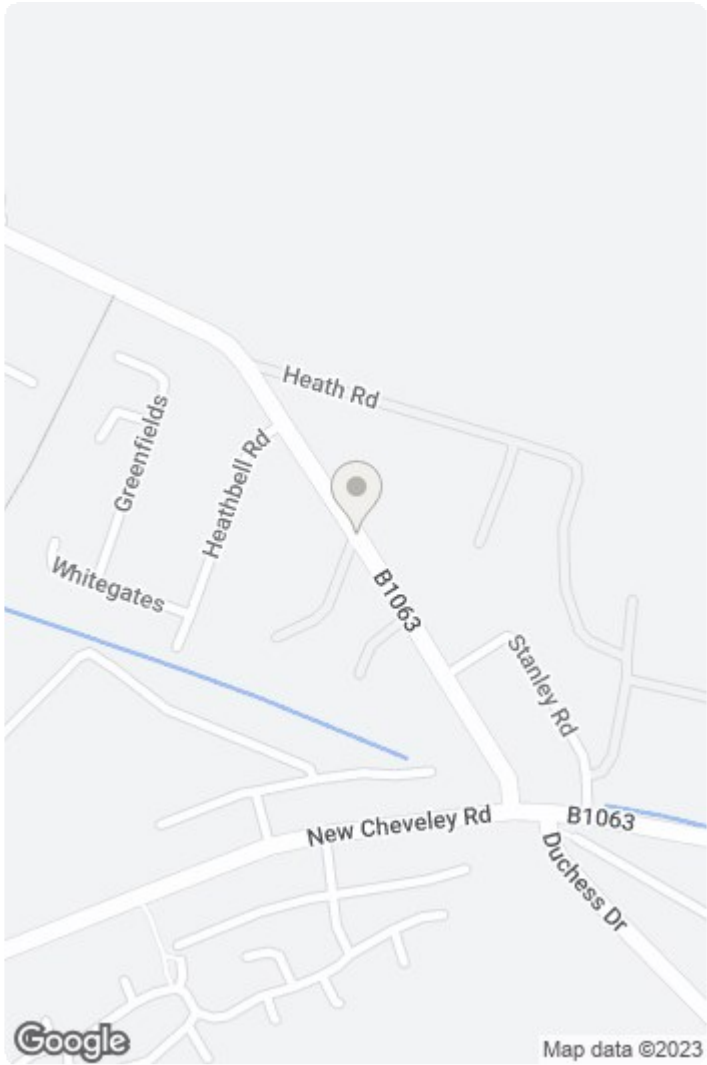
#### Outside

Benefitting from well maintained communal gardens with small paved area leading from the lounge/diner, 1 allocated parking space.

#### Agents Note

The apartment is offered for sale on a Freehold basis with charges of £1800 per annum.





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