

**Flat 7 Vicarage Court 2 Lisburn  
Road, Newmarket  
Suffolk CB8 8HS  
Offers In Excess Of £150,000**

**MA**  
**Morris Armitage**  
**01638 560221**  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)



A two bedroom apartment offered for sale with the distinct advantage of NO ONWARD CHAIN and situated in a prime central location with easy access to the town centre, train station and Tattersalls.

This well proportioned home offers accommodation comprising a hallway, sitting room, kitchen, two bedrooms and a bathroom.

Complete with residents parking to the rear.

An excellent first or investment purchase.

EPC (D)  
Council Tax Band B (West Suffolk)



Accommodation Details

Entrance door with staircase rising to the first floor with door leading through to:

Hallway

With built in cupboard, radiator, access and door leading through to:

Living/Dining Room

12'5" x 10'11" (3.78m x 3.33m)

Dual aspect room with windows to the front and side aspects, TV aerial connection point, radiator.

Kitchen

8'10" x 6'8" (2.69m x 2.03m)

Fitted with a range of eye level and base storage units with working top surfaces over, built in eye level oven, separate ceramic hob, space for fridge/freezer, space and plumbing for washing machine, inset sink unit with mixer tap over, wall mounted gas fired boiler, tiled effect vinyl flooring, window to the side aspect.

Bedroom 1

12'5" x 11'11" (3.78m x 3.63m)

With window to the front aspect, TV aerial connection point, radiator.

Bedroom 2

8'4" x 5'10" (2.54m x 1.78m)

With window to the front aspect, radiator.

Bathroom

8'4" x 6'10" (2.54m x 2.08m)

With suite comprising panel bath with shower over and glass screen pedestal wash hand basin and low level WC, part tiled walls, tiled flooring, radiator, window to the front aspect.

Outside

Residents parking to the rear and communal garden areas.

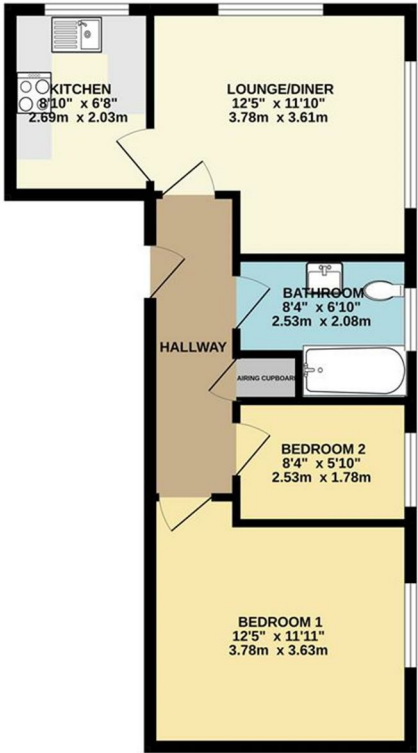
This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

Agents Note

Ground rent/service charges: £1,463.25.  
Length of Lease: 959 years remaining on current lease.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
66		76			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

GROUND FLOOR  
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 496 sq.ft. (46.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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