

49 Weston Way, Newmarket
Suffolk CB8 7SB
Guide Price £139,995

MA
Morris Armitage
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A ground floor apartment set within this established residential area and with a pleasant aspect to the front.

Offering superbly presented accommodation comprising a porch area, living/dining room, kitchen, double bedroom and shower room.

Externally the property benefits from an enclosed front garden with storage shed and two allocated parking spaces.

Perfect first time or investment purchase.

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



Accommodation Details

Door leading through to:

Entrance Porch

Part glazed door leading to;

Lounge/Diner

15'11" x 9'3" (4.85m x 2.82m)

With window to the front aspect, built in storage cupboard, TV aerial connection point and overlooking communal green space, door leading through to:

Bedroom

11'11" x 10'11" (3.63m x 3.33m)

With window to the rear aspect.

Kitchen

10'2" x 5'7" (3.10m x 1.70m)

Fitted with a range of eye level and base storage units, with worktop surfaces over, built in oven, seperate hob, space for fridge/freezer, space and plumbing for a washing machine, inset stainless steel sink unit, vinyl flooring and window to the front aspect.

Shower Room

5'9" x 5'7" (1.76 x 1.71)

Suites comprising corner shower enclosure, wash basin and low-level WC, part tiled walls, tile effect flooring, extractor unit.

Outside

Front garden laid to lawn, brick built storage, timber storage shed and two allocated parking spaces.

Agents Note

Available for sale on a Leasehold basis.

Lease: 120 years from June 1983.

Ground rent: £83/annum.

Service Charges: £274/annum (Includes £250 for buildings insurance).

Gas and Electric is circa £70 a month.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	62	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

GROUND
410 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA - 410 sq ft. (38.0 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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