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





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.

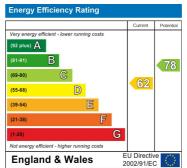
Lease: 120 years from June 1983.

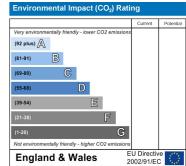
Ground rent: £83/annum.

Service Charges: £274/annum (Includes £250 for

buildings insurance).

Gas and Electric is circa £70 a month.





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



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