

**7 Garden Court, Newmarket
Suffolk CB8 0PT
Guide Price £175,000**

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk



A modern first floor apartment set on the fringes of the town centre and offered for sale with no onward chain.

Accommodation includes entrance hall, living room/dining room, kitchen, two bedrooms and family bathroom. Benefiting from gas fired heating and double glazing.

Communal gardens and allocated parking space.

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



Accommodation Details

Entrance Hall

Storage cupboards, radiator, doors leading through through to:

Living Room/Dining Room

Hardwood flooring, radiator, window to the side aspect.

Kitchen

Fitted with a range of eye level and base storage units with working top surfaces over, stainless steel sink with drainer and mixer tap over, electric oven with induction hob, space and plumbing for washing machine, space for fridge freezer, wall mounted combi boiler, part tiled walls, tiled flooring, window to the side aspect.

Bedroom 1

Built in wardrobes, radiator, window to the side aspect.

Bedroom 2

Radiator, window to the side aspect.

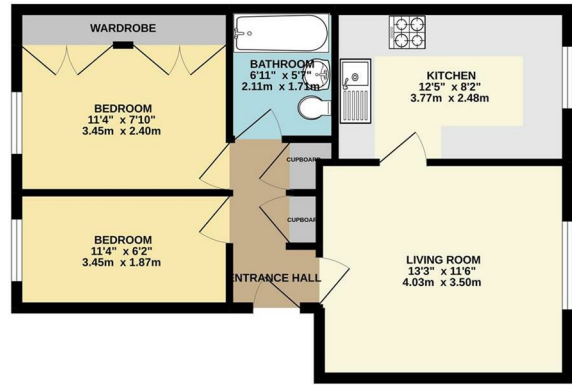
Bathroom

Suite comprising low level WC, pedestal hand wash basin and paneled bath tub with shower over, tiled walls and flooring, radiator.

Outside

Externally the property offers communal gardens and an allocated parking space.

GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 515 sq.ft. (47.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan (conditioned sale, measurements), it does not constitute a guarantee and the purchaser is advised to verify the accuracy of the measurements and to take their own measurements. This plan is for illustrative purposes only and should not be used as a basis for any purchase. The purchaser is advised to take their own measurements and to take their own measurements. Made with Metreplan 2022

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			
		70	77
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	

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 from them. 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.

