



23 Hillside Heath Road
Newmarket, Suffolk CB8 8AY
Offers Invited £145,000

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A superb second floor apartment set with stunning views overlooking the famous horse racing gallops of Newmarket and offered for sale on a leasehold basis with the distinct advantage of NO ONWARD CHAIN.

Offering accommodation comprising an entrance hall, living/dining room, kitchen, two bedrooms and a bathroom. Available for over 55's.

Early viewing is absolutely essential.

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

Accommodation Details

Private entrance door accessed from the car park with access by lift or communal staircase to the second floor.

Entrance Hall

Storage cupboard, doors and access through to:

Living/Dining Room 21'4" x 10'8" (6.50m x 3.25m)

With window to the front aspect, radiator, door through to:

Kitchen 8'10" x 5'9" (2.69m x 1.75m)

Fitted with eye level and base storage units with working top surfaces over,

stainless steel sink with drainer and pillar taps over, space for oven, space and plumbing for washing machine, space for under counter fridge freezer, pantry cupboard, tiled splashbacks, window to the rear aspect.

Bedroom 1 12'5" x 8'10" (3.78m x 2.69m)

Built in wardrobe, radiator, window to the front aspect.

Bedroom 2 9'2" x 9'5" (2.79m x 2.87m)

Built in wardrobe, radiator, window to the rear aspect.

Bathroom

Suite comprising low level

WC, pedestal wash basin and panelled bath, tiled walls, vinyl flooring, radiator.

Outside

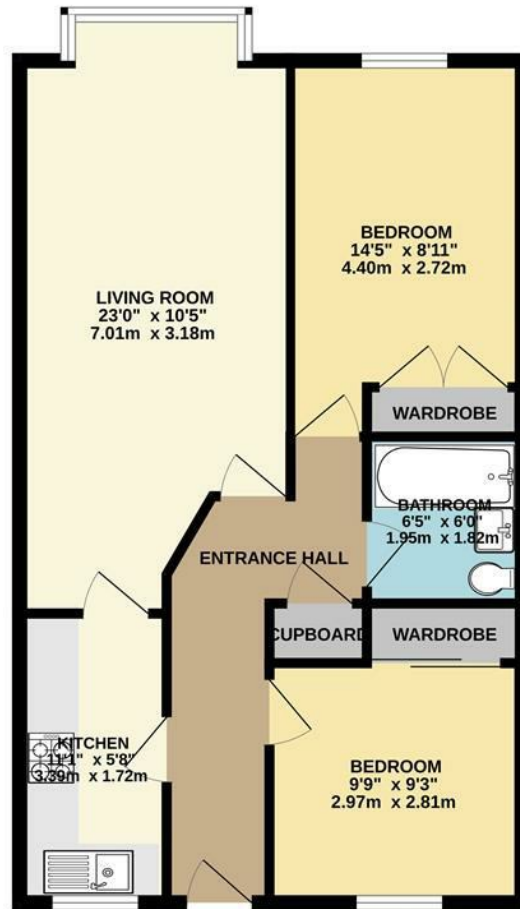
Well kept communal gardens, garage and residents parking.

Agents Notes

Leasehold with 83 years remaining
Ground Rent - £250.00 per annum
Service Charge - £3,298.44 per annum - £824.61 Paid quarterly



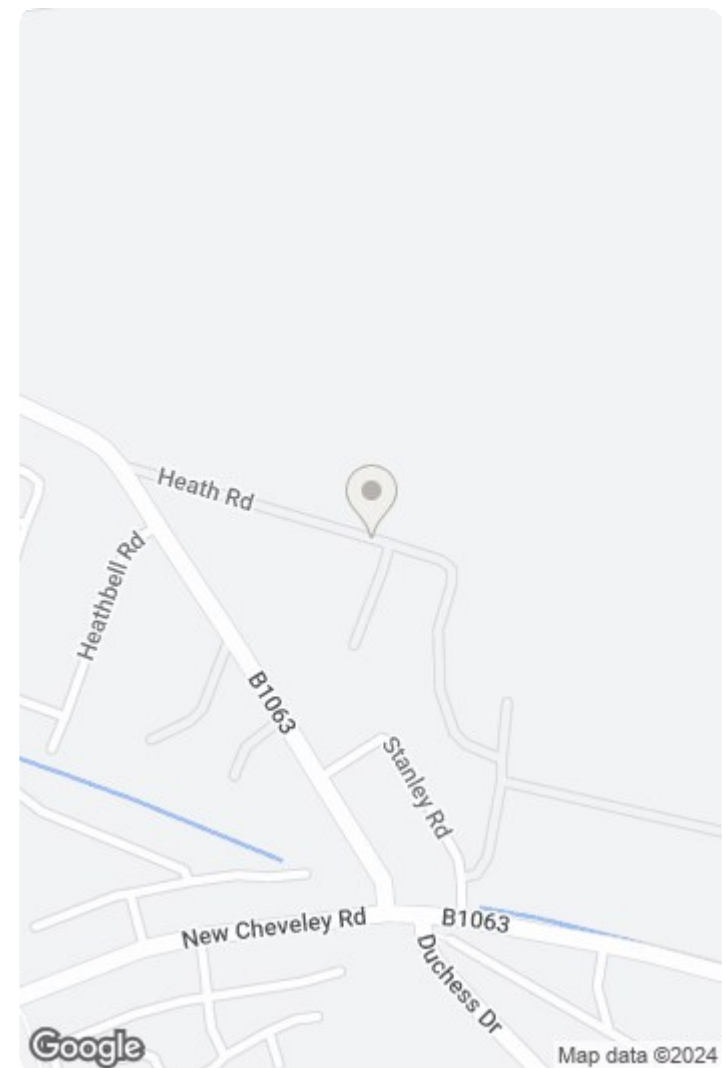
GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



23 HILLSIDE, NEWMARKET

TOTAL FLOOR AREA : 638 sq.ft. (59.2 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82 (94) A	79	Very environmentally friendly - lower CO ₂ emissions 82 (94) A	
11-41) B		61-81) B	
39-50) C		41-60) C	
23-38) D		21-40) D	
15-22) E		11-20) E	
9-14) F		1-10) F	
1-8) G		1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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