



44 Meadow Lane
Newmarket, CB8 8FZ
50% Shared Ownership £107,000

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A modern well-presented two bedroom first floor apartment, offered for sale on a 50% shared ownership basis.

The property enjoys a delightful location set within a prestigious 28 acre parkland development off Duchess Drive towards the South/East side of the Town Centre. Offering well designed and spacious accommodation to comprise an entrance porch, open plan sitting/dining room and kitchen, two bedrooms and a superb bathroom.

Benefits include gas fired heating, double glazing, communal garden and off road parking space.

EPC (C)

Council Tax Band B (West Suffolk)

Accommodation Details

Door with access to staircase leading to front door opening to:

Entrance Hall

With radiator, fusebox, door to:

Living/Dining Room/Kitchen 18'7" x 15'8" max (5.66m x 4.78m max)

Open plan living area, radiator, large storage cupboard, two double glazed window to front aspect, kitchen area fitted with a range of eye level base and storage units with working top surfaces over, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for oven with integrated extractor hood, space and plumbing for washing machine, space for fridge/freezer, storage cupboard, wall mounted gas fired boiler, radiator.

Inner Hallway

With built in storage cupboards, access to roof space.

Bedroom 1 11'9" x 10'0" (3.58m x 3.05m)

With sliding fitted mirrored wardrobes, radiator, double glazed window to rear aspect.

Bedroom 2 10'0" x 7'6" (3.05m x 2.29m)

With radiator, telephone connection point, double glazed window to rear aspect.

Bathroom 5'3" x 5'8" (1.60m x 1.73m)

Suite comprising panel bath with plumbed shower over and glass screen, pedestal wash hand basin, low level WC, part tiled walls, tiled flooring, extractor fan, radiator.

Outside

Attractive open plan communal garden laid to lawn with shrub borders, parking.

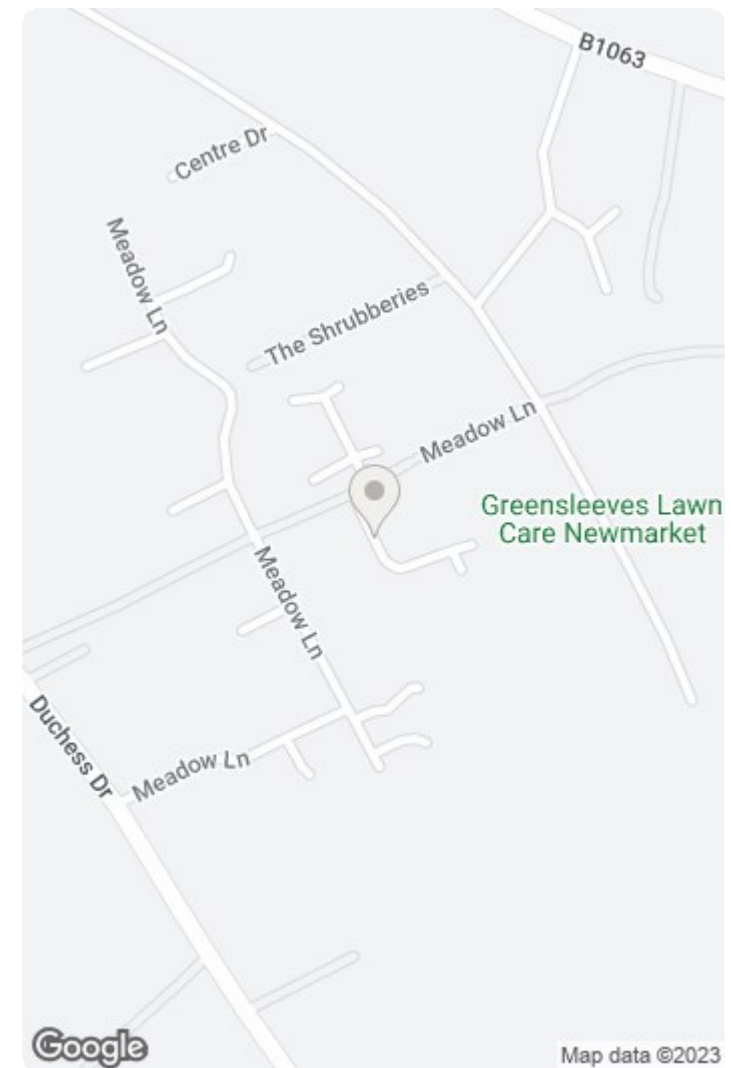
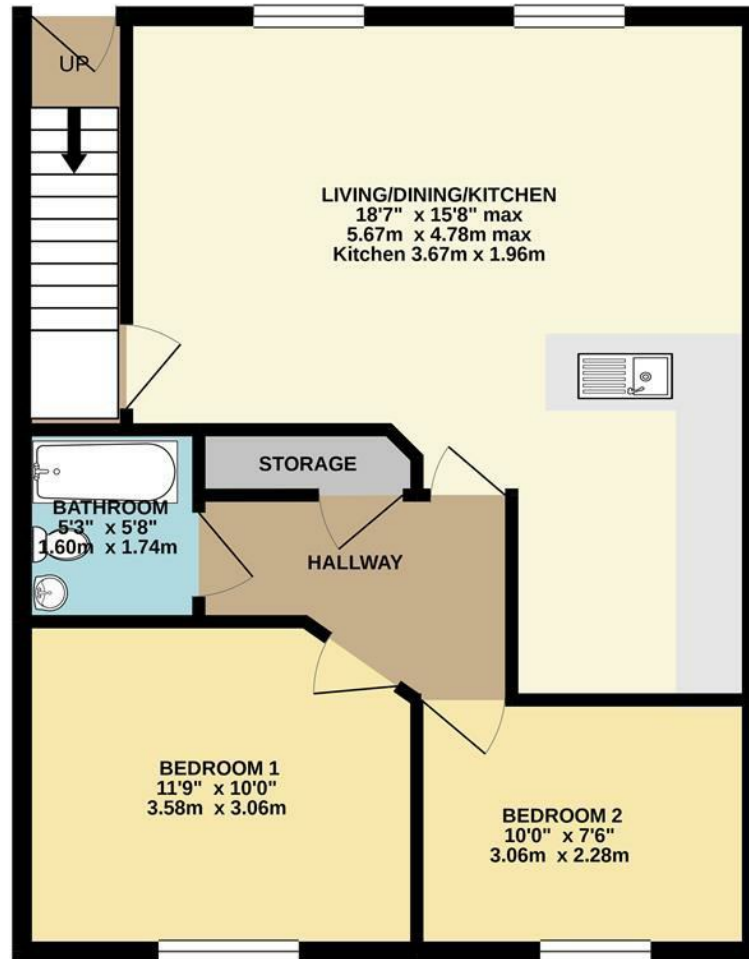
Agents Note

We have been informed that Cambridge Housing Association

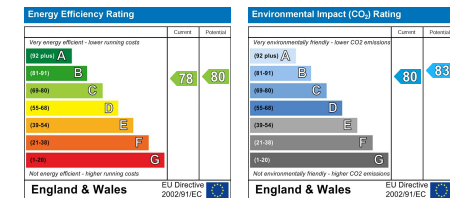
are currently charging £302 per month for rent/service charge.



GROUND FLOOR



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