



**6 Nowell Lodge Fordham Road
Newmarket, Suffolk CB8 7AQ
Offers In Excess Of £300,000**



Morris Armitage

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6 Nowell Lodge Fordham Road, Newmarket, Suffolk CB8 7AQ

A first floor apartment set within this stunning gated development of recently constructed apartments, finished to the highest of standards and located on the edge of the famous horseracing town of Newmarket.

Newmarket is a thriving town, approximately 60 miles from London. It is generally considered the birthplace and global centre of thoroughbred horseracing being home to the largest racehorse training and breeding centre in the country. Away from the racing, the town offers an eclectic mix of amenities, including a fine selection of shops and dining to suit all tastes.

This immaculately presented apartment offers accommodation comprising an open plan sitting/dining room leading to a kitchen, two good size bedrooms (with En-suite to the master bedroom) and further bathroom.

Externally benefitting from beautifully maintained communal gardens and residents parking.

Council Tax: D
EPC: B

Accommodation Details

With door leading through to:

Sitting Room

20'8" x 11'6"

Light and airy open plan room with windows to the front and side aspects, underfloor heating, recessed lighting to the ceiling, access to:

Kitchen

12'0" x 10'0"

Fitted with a quality range of eye level and base storage units with stone/resin working top surfaces over, inset sink unit with mixer tap over, high specification built-in appliances to include a double oven, separate hob with extractor hood over, fridge/freezer, washing machine and dishwasher, wood effect flooring with underfloor heating, recessed lighting to ceiling.

Bedroom 1

12'7" x 9'4"

With window to the rear aspect, built in wardrobe, underfloor heating, recessed lighting to ceiling, access and door leading through to:

Ensuite

10'5" x 6'7"

Fully tiled with tiles from Spanish supplier Porcelanosa with suite comprising walk in shower cubicle, low level WC with concealed cistern, wash hand basin set in vanity unit, chrome heated towel rail, backlit LED mirror with de-mister pads, underfloor heating, extractor fan, recessed lighting to ceiling, window with obscured glass to the side aspect.

Bedroom 2

12'4" x 9'8"

With window to the side aspect, built in wardrobe, underfloor heating, recessed lighting to ceiling.

Bathroom

8'7" x 4'3"

Fully tiled with tiles from Spanish supplier Porcelanosa with suite comprising panel bath with plumbed shower over and glass screen, low level WC with concealed cistern, wash hand basin set in vanity unit, chrome heated towel rail, backlit LED mirror

with de-mister pads, underfloor heating, extractor fan, recessed lighting to ceiling, window with obscured glass to the rear aspect.

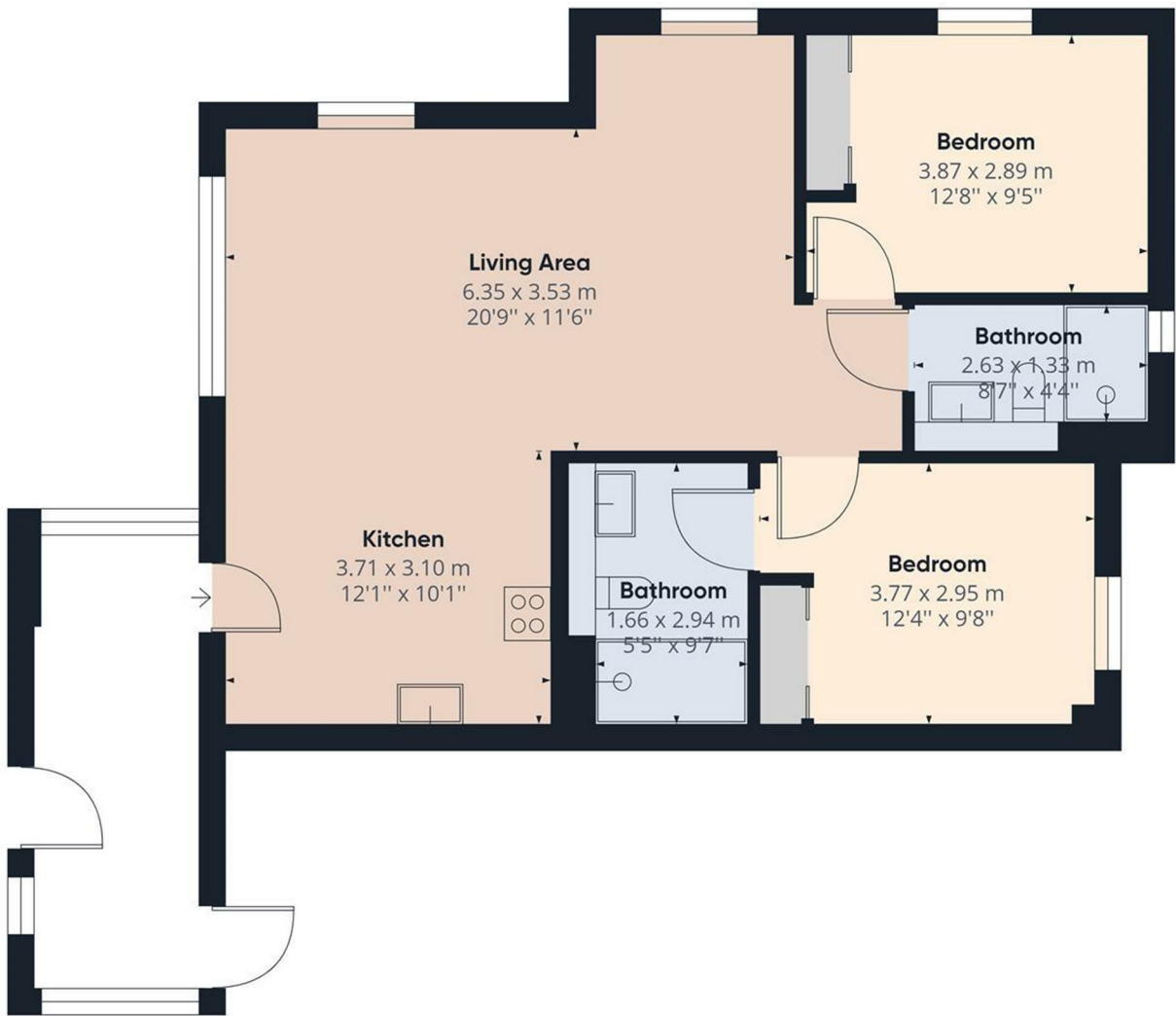
Outside

With electronic gated approach, mature landscaped gardens, two allocated car parking spaces and possible future provision of electrical charging units, cycle storage facilities, electronic door entry.

Agents Notes

Services charges of circa £1300-£1400 per annum.
No ground rent payable.



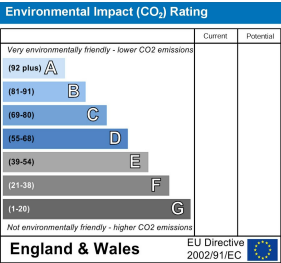
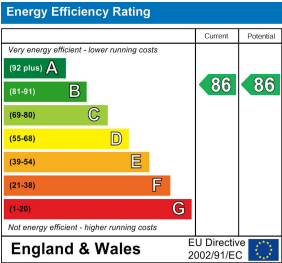
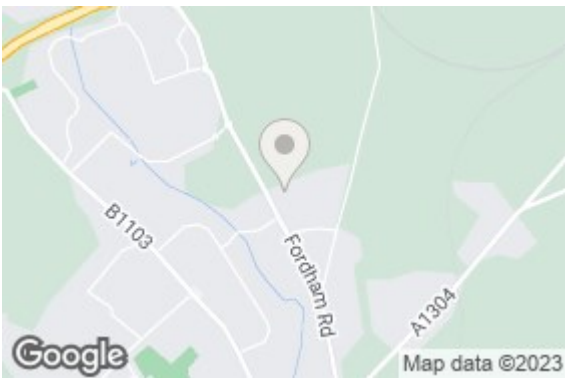


Approximate total area⁽¹⁾
760.28 ft²
70.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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