



Churchill Court
Newmarket, CB8 0JY
Guide Price £160,000

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Churchill Court, Newmarket, CB8 0JY

A spacious duplex apartment located within walking distance of the town centre.

Recently refurbished and smartly presented, accommodation comprises an entrance hall, re-fitted kitchen, living room with Juliet balcony with stairs leading to a landing with storage, two true double bedrooms and a bathroom.

Complete with store room and communal parking.

Ideal first or investment purchase.

EPC (D)

Council Tax Band A (West Suffolk)

Entrance Hall

With storage cupboard and door leading through to kitchen and lounge.

Kitchen 11'10" x 8'7" (3.61m x 2.62m)

With both eye and base level storage cupboards, space and plumbing for dishwasher, washing machine and fridge/freezer, tiled splashback area, electric hob with extractor fan and window to the rear aspect.

Lounge 15'10" x 12'5" (4.85m x 3.81m)

With TV connection point, radiator, door through to Juliet balcony and window to the rear aspect.

Bedroom 1 14'2" x 9'4" (4.34m x 2.87m)

With built in storage cupboard, radiator and windows to the rear aspect.

Bedroom 2 13'1" x 10'2" (3.99m x 3.10m)

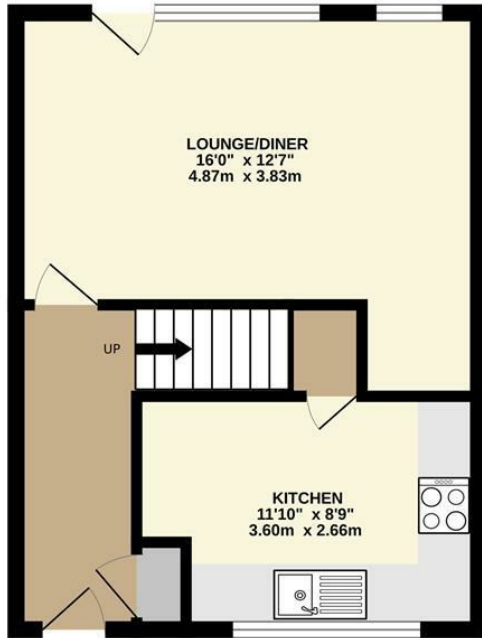
With built in storage cupboards, radiator and window to the front aspect.

Bathroom 7'6" x 5'6" (2.31m x 1.70m)

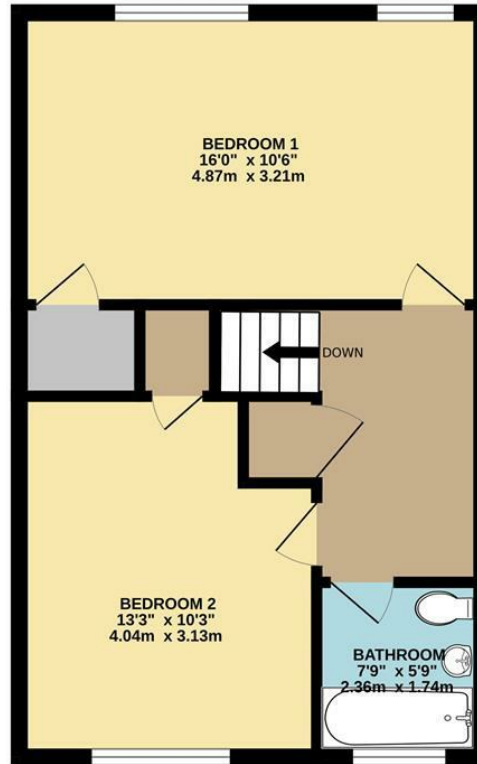
Suite comprising low level WC, panelled bath with shower attachment over, pedestal wash hand basin, tiling to splashback areas.



GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.

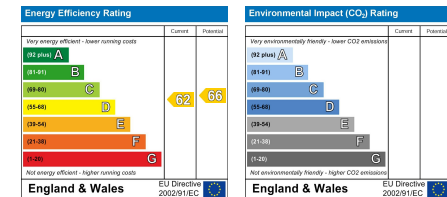
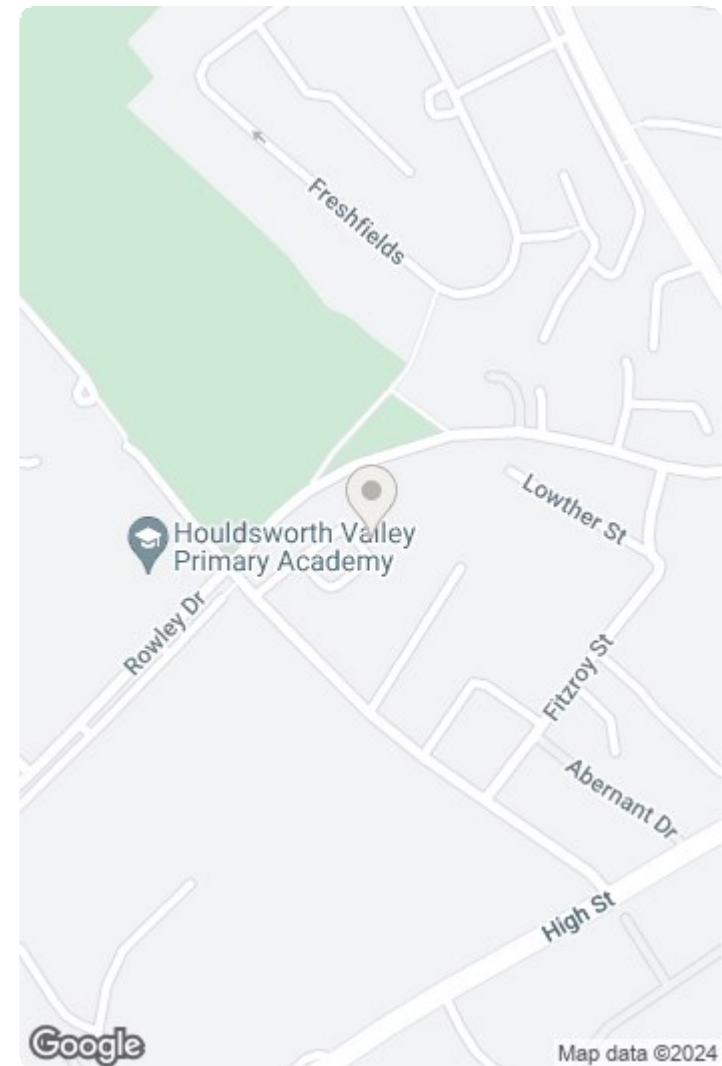


1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.7 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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