



**1G Park Lane**  
**Newmarket, CB8 8AX**  
**Guide Price £170,000**



**1G Park Lane, Newmarket, CB8 8AX**

A spacious and conveniently located two bedroom, ground floor apartment located footsteps from the town centre and with the distinct advantage of carport parking.

The property comprises an entrance porch, sitting/dining room, kitchen, two bedrooms with built-in storage and a shower room.

Benefitting from plenty of additional storage, modest outside space and offered with no onward chain.

EPC (TBC)

Council Tax Band B (West Suffolk)

**Sitting Room 19'5" x 17'9" (5.92 x 5.42)**

Spacious living room with TV connection point, laid wooden style flooring, storage cupboard, window and front entrance door to the front aspect.

**Kitchen 11'10" x 6'7" (3.61 x 2.02)**

Fitted with base and eye level storage units with working tops over, tiled splash back areas, Baxi gas combi boiler, stainless steel sink and drainer, space and plumbing for washing machine, oven and fridge/freezer. Window to the rear aspect.

**Bedroom 1 12'8" x 10'1" (3.88 x 3.08)**

With radiator, fitted wardrobes and window to the front aspect.

**Bedroom 2 12'8" x 7'1" (3.88 x 2.18)**

With radiator, fitted wardrobes and windows to the front aspect.

**Shower Room 8'4" x 6'8" (2.55 x 2.04)**

Comprising three piece suite with pedestal wash hand basin, low level WC, shower cubicle, tilted walls, extractor fan and radiator.

**Carport 16'9" x 11'10" (5.11 x 3.61)**

With two storage sheds, lighting and access door.

**Outside - Front**

Small gravelled area with gate.

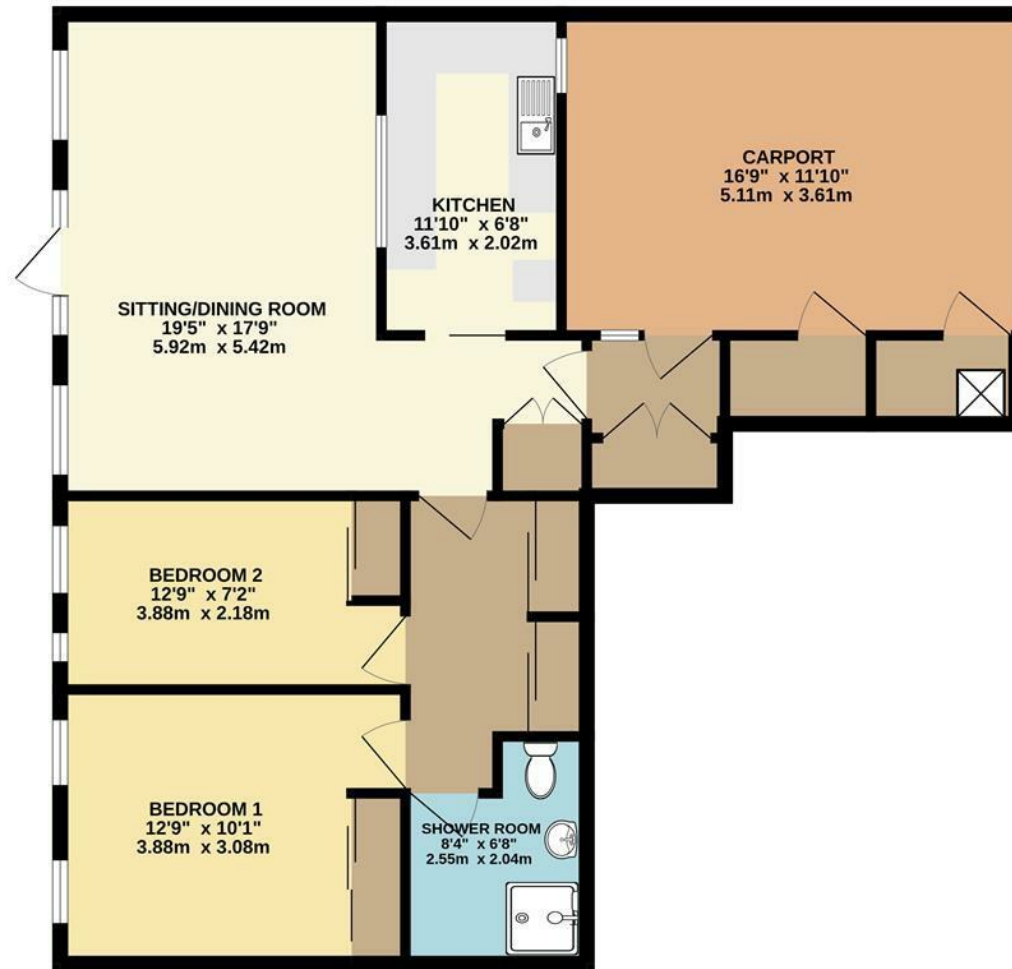
**Agency Notes**

999 year lease granted in 1975. Residents association own the freehold, so tenure is leasehold with share of freehold.

Combined ground rent and service charge of £700 paid half annually.

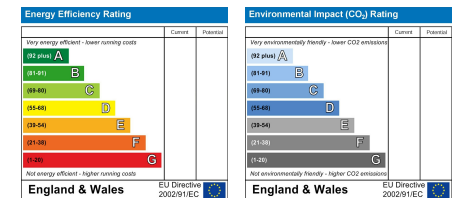


GROUND FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 sq.m.) approx.

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