



**Flat 3 29 Old Station Road**  
**Newmarket, Suffolk CB8 8DT**  
**Guide Price £190,000**

## Flat 3 29 Old Station Road, Newmarket, Suffolk CB8 8DT

A striking first floor bay fronted apartment forming part of historic Stratford House and positioned right in the heart of the Town Centre.

Offering a communal entrance, own private entrance hallway, open plan kitchen/breakfast room to living room, two bedrooms and a shower room.

Ideal for first time buyers, professionals or investment purchasers.

Offered for sale on a Leasehold basis.

### Accommodation Details

Main entrance door leading to communal entrance hall with staircase rising to the first floor, access to:

#### Entrance Door

Leading through to:

#### Hallway

With wood effect flooring, radiator, access and door leading through to:

#### Sitting Room/Kitchen 17'7" x 15'2" (5.36m x 4.62m)

Open plan room with bay window to the front aspect, wood effect flooring, TV aerial connection point, radiator, access to kitchen fitted with a range of eye level and base storage units with wood block working top surfaces over, breakfast bar, built in eye level oven, separate four ring gas hob with extractor hood over, integrated fridge/freezer, inset butler style sink unit with mixer tap over, wood effect flooring.

#### Bedroom 1 11'5" x 7'2" (3.48m x 2.18m)

With window to the side aspect, wood effect flooring, radiator.

#### Bedroom 2 10'2" x 7'3" (3.10m x 2.21m)

With window to the front aspect, wood effect flooring, radiator.

#### Bathroom 11'5" x 4'5" (3.48m x 1.35m)

With suite comprising tiled shower enclosure, wash hand basin with tiled splashback and low level WC, tiled flooring, radiator, window with obscured glass to the side aspect.

#### Agents Note

Offered for sale on a Leasehold basis with approx. 118 years remaining.  
Ground rent: £300/annum as at 2018.  
Service charges: £500/annum as at 2018.

#### PROPERTY INFORMATION

Maintenance fee - See Agents Note  
EPC - E

Tenure - Leasehold

Council Tax Band - A (West Suffolk)

Property Type - Apartment

Property Construction - Standard  
Number & Types of Room - Please refer to the floorplan

Square Meters - 51 SQM

Parking - On street

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

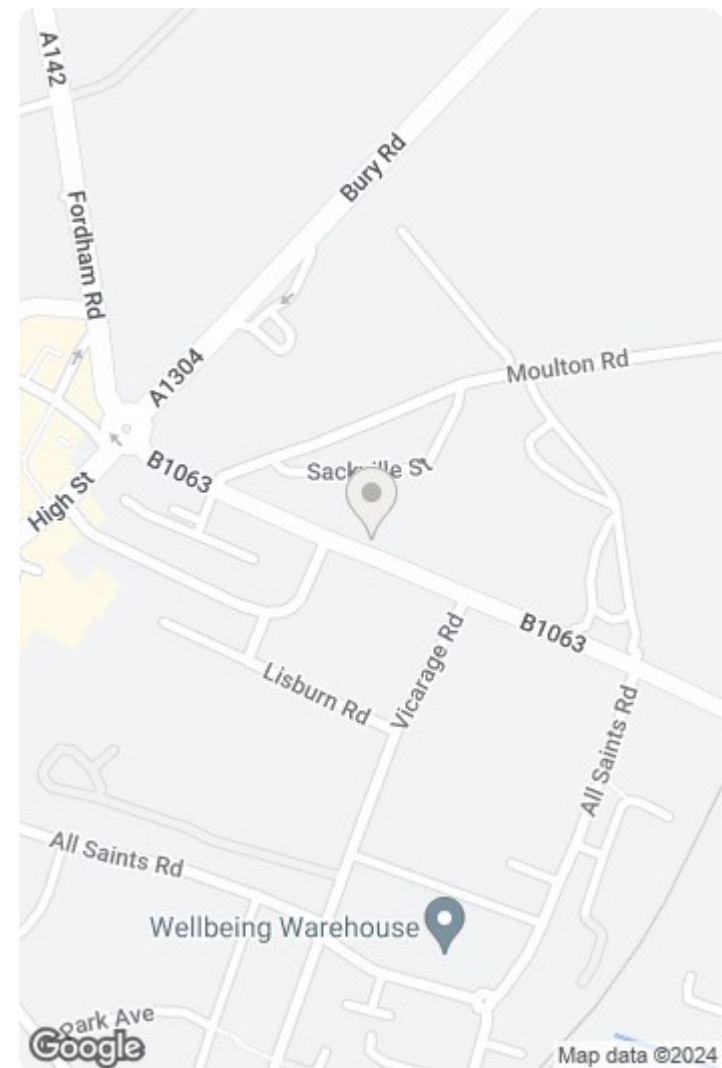
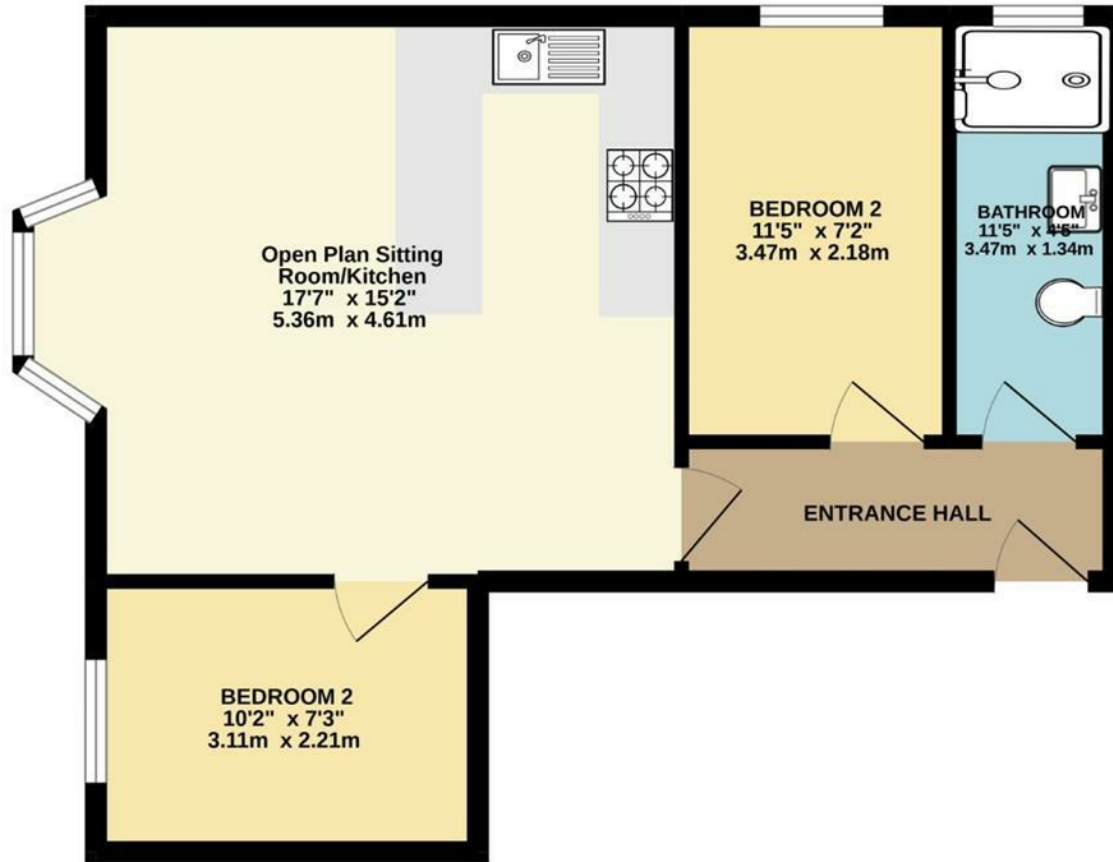
Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants - None that the vendor is aware of

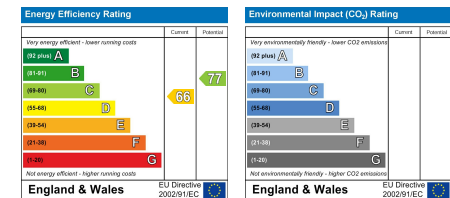


**GROUND FLOOR**  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 495 sq.ft. (46.0 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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