



Canterview Rowley Drive
Newmarket, CB8 0JA
Guide Price £230,000

Canterview Rowley Drive, Newmarket, CB8 0JA

A ground floor apartment set within striking distance of all local amenities and enjoying a south west facing aspect with lovely view to side overlooking local playing fields.

Offering appealing open plan living this property enjoys accommodation to include entrance hall, kitchen/living/dining room, two good size bedrooms and a family bathroom.

Externally the property offers a private balcony with space for table and chairs and allocated parking facilities.

Entrance Hallway

With electric storage heaters, airing cupboard and doors through to the:

Kitchen 10'4" x 8'1" (3.17 x 2.47)

Fitted with a range of eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated oven with extractor hood above, space for fridge/dishwasher and washing machine. Window to the side aspect.

Living Room 19'5" x 14'5" (5.92 x 4.41)

Spacious living room with featured fireplace, TV connection point, electric storage heaters and sliding doors out to the balcony area looking over the open fields.

Bedroom 1 11'3" x 10'4" (3.44 x 3.17)

With electric storage heaters and window to the rear aspect.

Bedroom 2 10'4" x 7'8" (3.17 x 2.35)

Double bedroom with electric storage heater and window to the side aspect.

Bathroom

Three piece suite comprising of a concealed WC, wash basin, panelled bath with shower attachment and obscured window to side aspect.

Outside

The approach to the property is a via a blocked paved driveway with allocated parking spaces and an outside light. To the rear of the building is a low maintenance elevated garden with astro turf lawn effect, outside lighting and a metal staircase leading up to the first and second floor apartments.

Agency Notes:

New lease was granted approx 2007/2008 with a term of 999 years

Ground rent and maintenance charge is approx. £700 per year.

PROPERTY INFORMATION

Maintenance fee - See Agency Notes

EPC - C

Tenure - Leasehold

Council Tax Band - B (West Suffolk)

Property Type - Apartment - Ground Floor

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

Square Meters - 61 SQM

Parking - Allocated

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

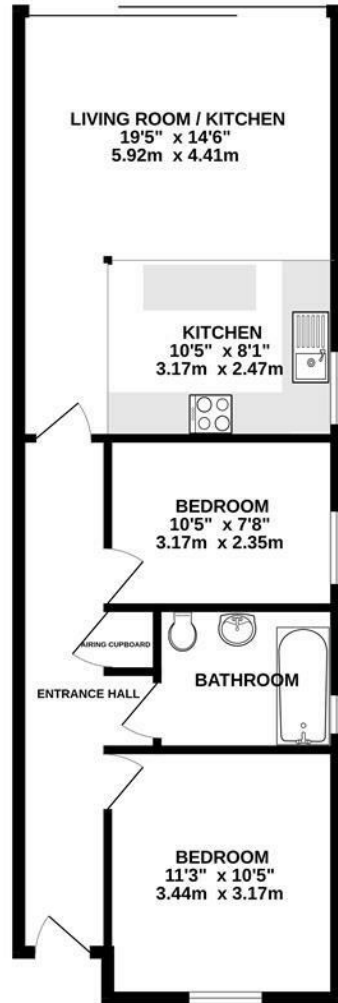
Heating sources - Electric storage heaters

Broadband Connected - tbc
Broadband Type - Superfast available, 80Mbps download, 20Mbps upload

Mobile Signal/Coverage - Good
Rights of Way, Easements, Covenants - None that the vendor is aware of



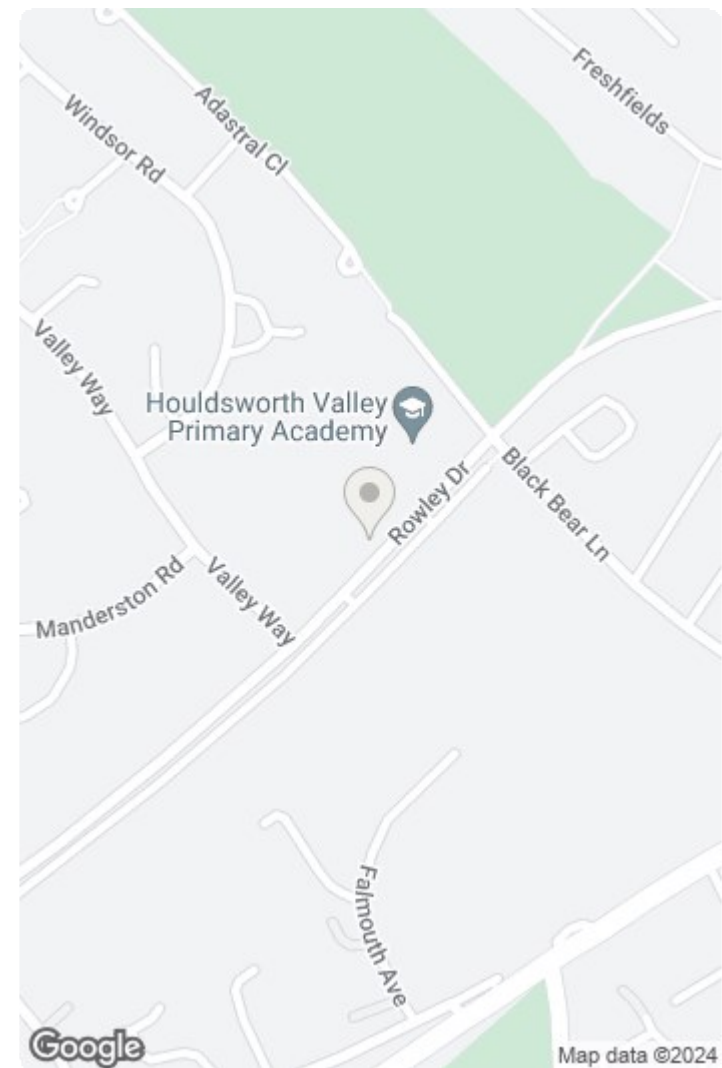
GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



FLAT 1, CANTERVIEW

TOTAL FLOOR AREA : 640 sq.ft. (59.5 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
A (92-100)			A (92-100)
B (81-91)			B (81-91)
C (69-80)			C (69-80)
D (55-68)			D (55-68)
E (39-54)			E (39-54)
F (29-38)			F (29-38)
G (1-28)			G (1-28)
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	74	78

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