



**Green Road**  
**Newmarket, Suffolk CB8 9BL**  
**Asking Price £230,000**

## Green Road, Newmarket, Suffolk CB8 9BL

Spacious duplex apartment, within the stylish conversion of a town landmark.

Located over the first and second floors, the property comprises communal entrance with stairs to upper landing, into private entrance hall, capacious triple sash living room, kitchen breakfast room, bedroom and shower room. Stairs to open room with Oeil-de-boeuf window. Doors to mansard bedroom and bathroom.

Communal courtyard style outside space and allocated resident parking. The owner will benefit from a share of the freehold and offered with no onward chain.

### Accommodation Details

#### Entrance Hall

Approached via communal hallway, door leading in, staircase rising to first floor, intercom system, radiator, wood effect flooring, doors and access through to:

#### Living Room 20'3" x 16'2" (6.18m x 4.94m)

Television connection point, radiators, wood effect flooring, triple sash windows to the front aspect.

#### Kitchen/Breakfast room 13'10" x 10'5" (4.23m x 3.19)

Fitted with a matching range of eye level and base storage units with working top surfaces over, one and a half bowl stainless steel sink with drainer and mixer tap over, built in electric oven with separate 4 ring gas hob and extractor hood above, integrated appliances to include slimline dishwasher and washing machine, tiled splashbacks, wall mounted ideal boiler, radiator, wood effect flooring, window to the front aspect.

#### Bedroom 1 13'6" x 11'7" (4.13m x 3.54m)

Twin sash windows to the front aspect, radiators.

#### Shower Room 8'10" x 4'7" (2.71m x 1.42)

Comprising low level WC, pedestal hand wash basin and shower cubicle, radiator, wood effect flooring.

#### Landing

Large open area, intercom system, radiator, Oeil-de-boeuf window to the front aspect, casement window to rear aspect, doors and access through to:

#### Bedroom 2 18'6" x 18'3" (5.64m x 5.57m)

Dual aspect room with window to the rear aspect and Velux window to front, radiators.

#### Bathroom 10'4" x 8'7" (3.17m x 2.62)

Suite comprising low level WC, pedestal hand wash basin and panelled bathtub, heated towel rail, half wall wood panelling, Velux window.

#### Outside

Externally the property benefits from a communal courtyard area and residents parking.

### Agents Notes

Tenure: Share of Freehold.

Service Charge/Ground Rent: £2034 (2022)

### PROPERTY INFORMATION

Maintenance fee - See Agents Note  
EPC - C

Tenure - Leasehold with share of freehold

Council Tax Band - D (West Suffolk)

Property Type - Apartment

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

Square Meters - 99 SQM

Parking - Allocated parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

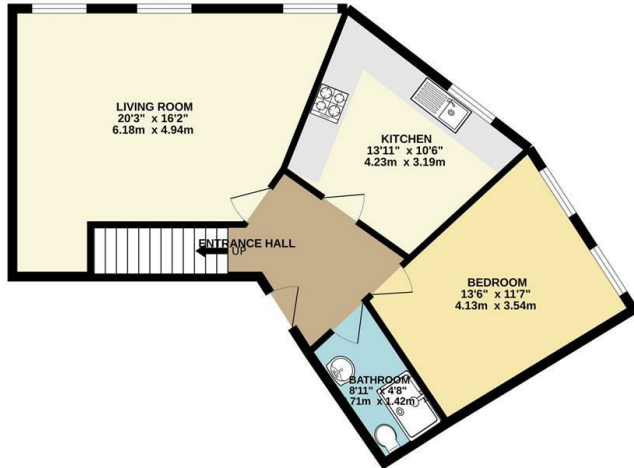
Broadband Type - Superfast available, 60Mbps download, 15Mbps upload

Mobile Signal/Coverage - Good

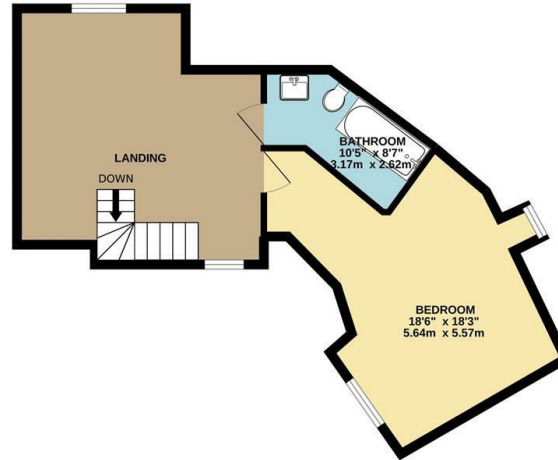
Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.

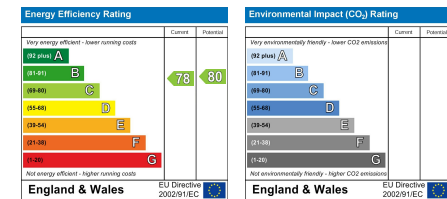
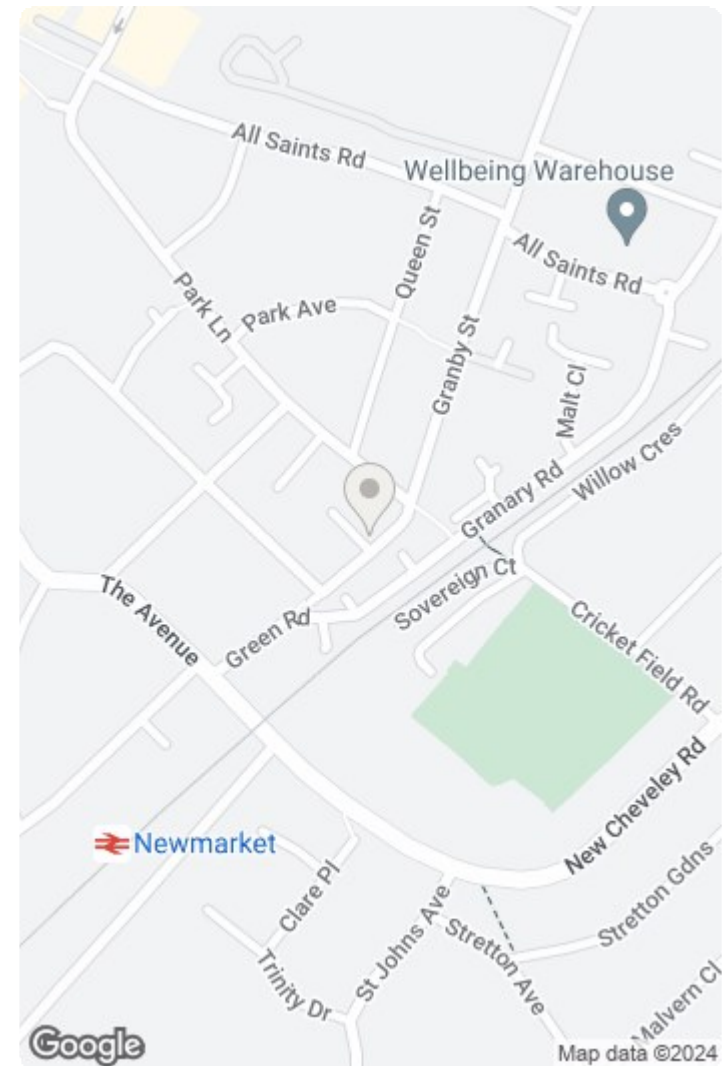


1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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.  
Made with Metropix ©2022



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

