



Cheveley Road, Newmarket CB8 8FD

Guide Price £195,000

MA

Morris Armitage

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20 Bryntirion Court, Cheveley Road, Newmarket CB8 8FD

A superb top floor apartment set on the fringes of the town centre and in striking distance of the High Street, railway station and famous Newmarket gallops.

Offering light and airy rooms throughout this property benefits from communal entrance, entrance hall, living room/dining room, kitchen, master bedroom and bathroom.

Externally the property offers a lovely view overlooking the communal garden with a south facing aspect and allocated parking for one vehicle.

No chain – viewing recommended.

Entrance Hall

Kitchen 7'8" x 5'8" (2.34m x 1.74m)

A range of eye and base level cupboards with light coloured worktop over, under cupboard lighting. Sink with drainer and stainless steel mixer tap over. Space for freestanding cooker with built-in extractor over. Space for under counter fridge. Space and plumbing for washing machine. Half height tiled walls throughout work areas. Opening to living/dining room.

Living/Dining Room 17'2" x 10'11" (5.25m x 3.33m)

Spacious living/dining room. Window overlooking the front aspect. Door leading to entrance hall.

Bedroom 12'5" x 10'2" (3.80m x 3.11m)

Good sized double bedroom with built-in storage cupboards.

Window overlooking the front aspect. Electric storage heater.

Bathroom 6'9" x 5'8" (2.08m x 1.74m)

Bathroom suite comprising: low level W.C., pedestal hand basin with taps over, bath with taps and wall mounted shower over. Tiled throughout wet areas.

Outside

Well maintained communal gardens with mature planting. Residential parking area.

PROPERTY INFORMATION

Maintenance fee - £1,800.00 per annum

EPC - C

Tenure - Leasehold

Council Tax Band - A (West Suffolk)

Property Type - Top floor apartment

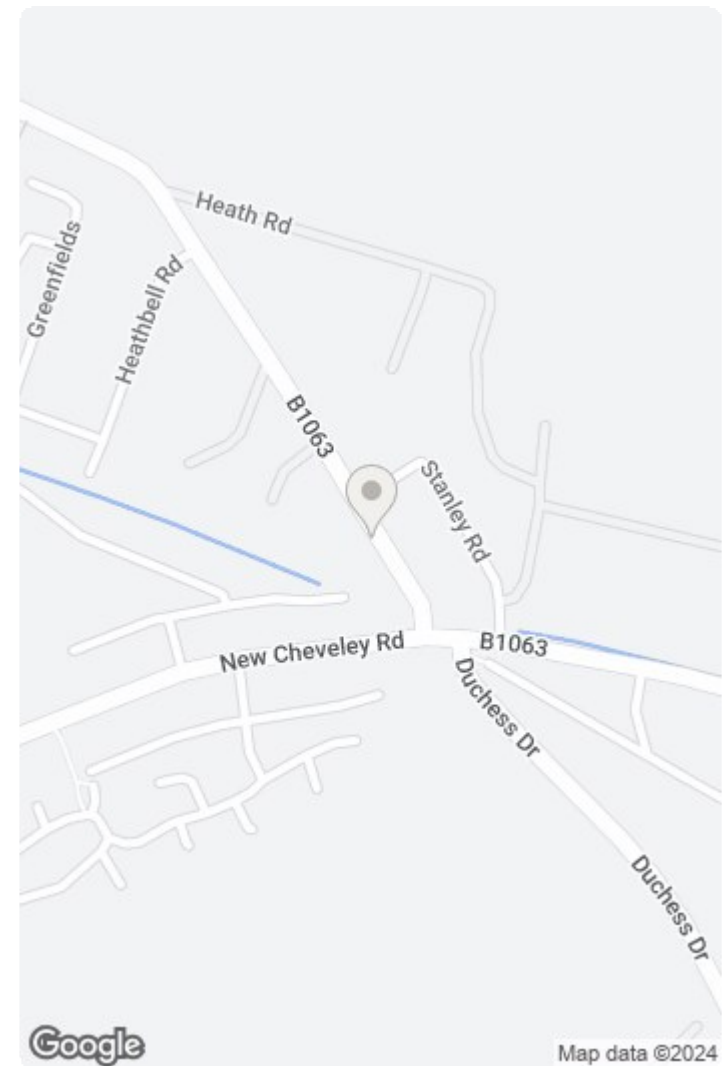
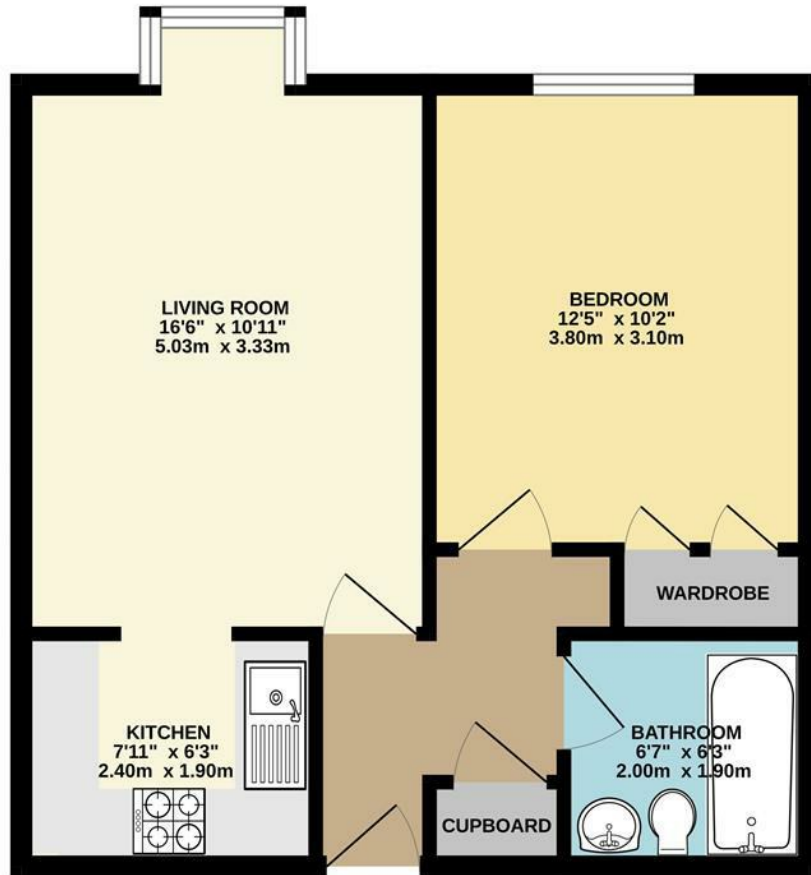
Property Construction – Standard

Number & Types of Room –

Please refer to the floorplan
Square Meters - 44 SQM
Parking – Residential parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric
Broadband Connected - tbc
Broadband Type – Superfast available, 76Mbps download, 20Mbps upload
Mobile Signal/Coverage – Good
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 449 sq.ft. (41.7 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	77		

Energy Efficiency Rating Legend:
 A: 92-101 (Very energy efficient - lower running costs)
 B: 81-91
 C: 69-80
 D: 54-68
 E: 39-53
 F: 29-38
 G: 1-28 (Not energy efficient - higher running costs)
 EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating Legend:
 A: 10-15 (Very environmentally friendly - lower CO₂ emissions)
 B: 16-20
 C: 21-25
 D: 26-30
 E: 31-35
 F: 36-40
 G: 41-45 (Not environmentally friendly - higher CO₂ emissions)
 EU Directive 2002/91/EC

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