MOLYNEUX
ESTATE AGENTS

Rous Road

Newmarket, CB8

Guide price £180,000

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Description

Guide Price £180,000 - £190,000!

This well presented, ground floor flat is available with no onward chain and offers a convenient, town centre location in the heart of Newmarket. The property enjoys stunning high ceilings, UPVC windows and doors and includes a private, rear garden which has been patioed for ease of maintenance and benefits from a rear access gate.

Upon entering the property you will find a welcoming, shared entrance hall with a front door leading inside the flat. The property benefits from versatile accommodation and is currently set up as two double bedrooms, one of which features an impressive bay window to the front, whilst the second includes a door to the rear garden, in addition to a lounge with French doors leading outside.

There is a fully fitted kitchen which offers a range of wall and base level units, integrated cooker and a four-ring electric hob, stainless steel sink and drainer, space for an undercounter fridge plus another door providing convenient access outside to the rear garden.

The internal accommodation is concluded by a family bathroom comprising W.C, wash hand basin, bath with shower attachment and a chrome towel radiator. The bathroom is also home to a wall mounted gas boiler which was replaced in 2023.

The property is within walking distance of Newmarket High Street, in the centre of the historic market town which is often referred to as the home of British horse racing since it is known as a centre for the breeding, training and racing of thoroughbred horses. Newmarket enjoys a lively High Street offering a multitude of shops, restaurants and amenities as well as a train station providing excellent transport links for commuting and tourism.

Measurements

Lounge - 12'3" max x 10'6" max

Kitchen - 10'5" x 7'8"

Bathroom - 10'6" x 4'4"

Bedroom One - 11'10" max x 10'9" plus depth of bay window

Bedroom Two - 11'2" max x 10'11" max

Leasehold

This is a leasehold property. The below information has been provided by our client:

Lease Start Date: 1st October 2002
Lease End Date: 1st October 2181

Years Remaining: 155

Ground Rent: £100/year. No scheduled increases.

50% of House Insurance to be paid annually to the Freeholder: approx £165.83

Anti-money Laundering & Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed

Tel: 01638 474164

before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note
Council Tax Band - West Suffolk, A.

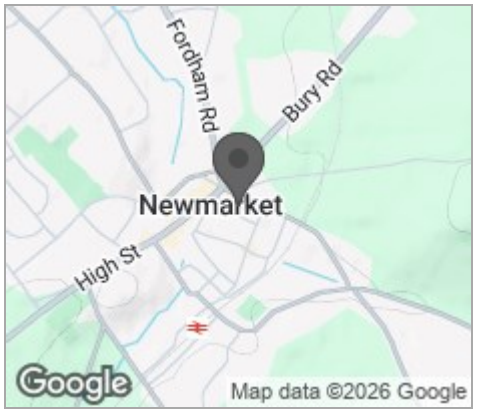
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

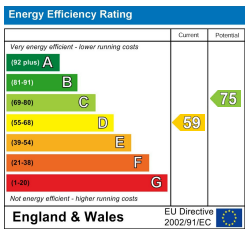
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

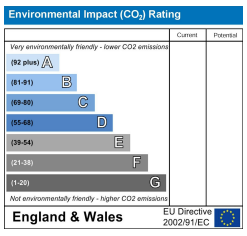


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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