MOLYNEUX
ESTATE AGENTS



Meadow Lane

, CB8

Price £210,000

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, CB8

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Description

This exceptionally well presented, ground floor apartment includes one allocated parking space and provides easy access to Newmarket Town Centre.

The property is located on the outskirts of Newmarket, a 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.

Upon entering the property you will find a welcoming entrance porch, with ample space to remove coats and shoes.

The property enjoys a stunning, open plan kitchen, lounge and dining area to the front, with useful cupboard storage space and includes a fully fitted kitchen offering a range of wall and base level units, wall mounted gas boiler, stainless steel sink and drainer, as well as space for a washing machine, fridge freezer and cooker with extractor hood fitted over.

There is a large, inner hallway, providing another useful cupboard storage space, which leads into the two well proportioned bedrooms at the rear of the property, overlooking an attractive communal garden.

The internal accommodation is concluded by a spacious and contemporary family bathroom comprising W.C, wash hand basin, chrome towel radiator and a bath with shower over.

Outside, the property benefits from one allocated parking space as well as access to a well maintained communal garden.

Measurements

Entrance Porch - 4'00" max x 3'3" max

Lounge/ Dining Room - 17'9" x 12'2"

Kitchen - 11'10" x 6'5"

Bedroom - 11'7" max x 10'00" max

Bedroom - 10'00" x 7'5"

Family Bathroom - 6'10" x 6'4"

Leasehold

Years remaining on Lease: 82 Years of 99 Year Lease.

Service Charge: £100.31 per month
Ground Rent: None
Buildings insurance: Included in Service Charge

These fees are reviewed annually in April.

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 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

This property is currently owned under a Shared Ownership scheme. If a buyer wishes to acquire full ownership (100%) at

the full market value (£210,000), as determined by a RICS valuation, then they will be purchasing 50% from our seller, and the remaining 50% from Cambridge Housing Society.

Council Tax Band - East Cambridgeshire, B.

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.





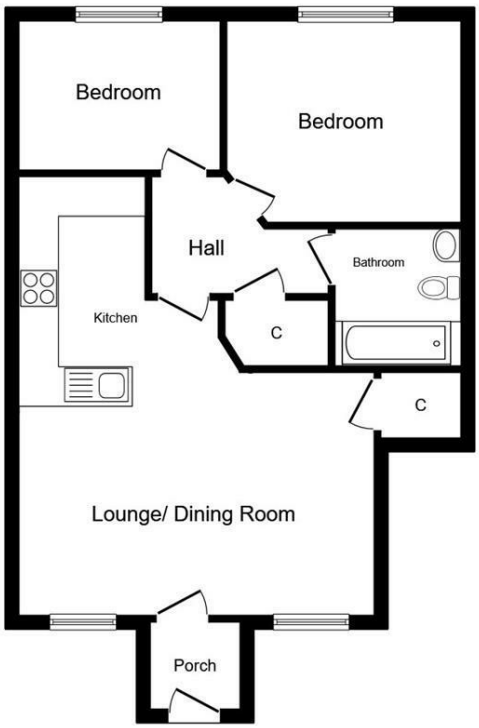










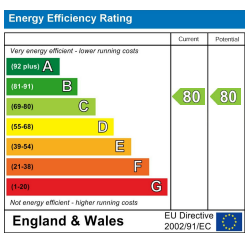


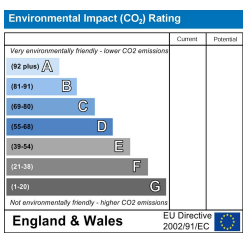
Floor Plan

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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