

**FOR SALE**



**St Marys Square, Newmarket**

**1 Bedroom, 1 Bathroom, Studio Flat**

**Offers In Excess Of £112,000**

  
**MARTIN&CO**



#### THE ACCOMODATION COMPRISES OF:

**STUDIO AREA** 15' 0" x 11' 5" (4.588m x 3.486m) With carpet flooring, window, electric heater, recessed lighting

**KITCHEN** 8' 4" x 5' 5" (2.550m x 1.654m) With a range of cream fronted kitchen units, inset kitchen sink, electric oven, hob unit, integrated fridge, stainless steel extractor unit, laminate flooring

**SHOWER ROOM** With shower cubicle, electric shower, vanity basin, vinyl flooring

**CLOAKROOM** 6' 1" x 30' 8" (1.87m x 09.35m) With vinyl tile flooring, WC suite, vanity basin

**STORAGE CUPBOARD** With shelving and space for washing machine

**OUTSIDE** Use of the buildings communal courtyard area

- **Good sized open plan studio flat**
- **Separate Kitchen**
- **Separate shower room**
- **Separate cloakroom**
- **2 minutes walk to the town centre**
- **Communal courtyard area**
- **EPC Rating D**

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## Martin & Co Newmarket

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