



Meadow Lane, Newmarket, CB8 8FZ



pocock & shaw

Residential sales, lettings & management

58 Meadow Lane
Newmarket
CB8 8FZ

A well presented 50% shared ownership ground floor maisonette at the end of a cul-de-sac in an attractive 2009 development of very low-density housing of varying type and size about 1.5 miles south east of the centre of town close to Warren Hill gallops.

- Large L shape living room/kitchen
- Inner hall with store cupboard
- 2 Bedrooms
- Bathroom
- Large enclosed communal garden
- Allocated parking
- Double glazing & gas central heating
- Attractive setting
- Close to open spaces

Price: £103,750 for 50% Share
(Staircasing is possible)



Newmarket, renowned as the British Headquarters of horse racing, offers an interesting and varied range of local amenities including a wide variety of shops, restaurants and leisure facilities. There is a regular railway service to London via Cambridge and also to Bury St Edmunds and Ipswich. An excellent road network links the region's principal centres, including Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

58 Meadow Lane is a modern well-presented 2 bedroom ground floor maisonette, for sale on a 50% shared ownership basis and enjoying a delightful location set within a prestigious 28 acre parkland development of very low-density housing of varying type and size off Duchess Drive about 1.5 miles south east of the town centre.

ENTRANCE LOBBY with uPVC entrance door, radiator and door to

LARGE OPEN PLAN LIVING ROOM comprising:

SITTING/DINING AREA 17' 7" x 12' 4" (5.36m x 3.76m) with 2 front windows, 3 radiators, large store cupboard and

KITCHEN AREA 11' 6" x 6' 2" (3.51m x 1.88m) with work surfaces with cupboards and drawers below, inset sink unit, plumbing for washing machine, space for cooker with extractor hood above, tiled surrounds, wall cupboards, tall unit, space for fridge/freezer and wall mounted gas combination boiler.

INNER HALL with large store cupboard

REAR BEDROOM 1 11' 6" x 9' 11" (3.51m x 3.02m) with radiator and fitted triple wardrobe.

REAR BEDROOM 2 9' 11" x 7' 5" (3.02m x 2.26m) with radiator

BATHROOM with bath with shower attachment, screen and full height tiling above, wc, hand basin, heated tubular radiator/towel rail, shaver point and extractor fan.

OUTSIDE Large enclosed communal garden to the rear, bike and bin stores. Off road parking area with an allocated space.

TENURE Leasehold for a term of 99 years from 2007. 50% share with Cambridge Housing Society (CHS). The society charge a rent of £227 per month for its 50% share. The current service charge is approximately £84 per month.

SERVICES Mains water and drainage, electricity and gas are connected.

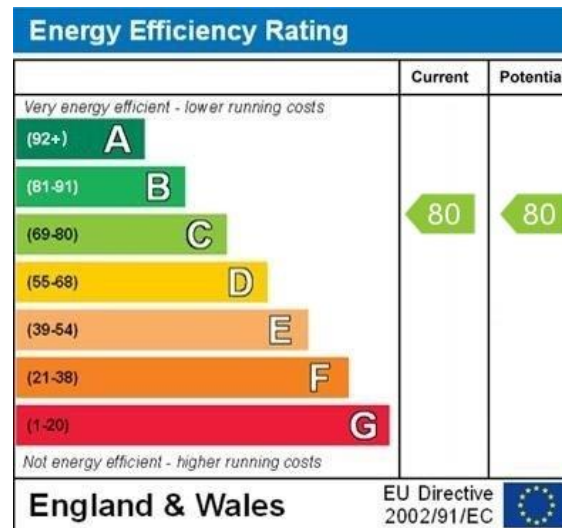
COUNCIL TAX BAND B. East Cambridgeshire District Council

VIEWING By arrangement with Pocock & Shaw.

360 DEGREE VIRTUAL TOUR

<https://premium.giraffe360.com/pocock/0f85ea3d65e94122bdcfa3991094d252/>

PSB/RAB



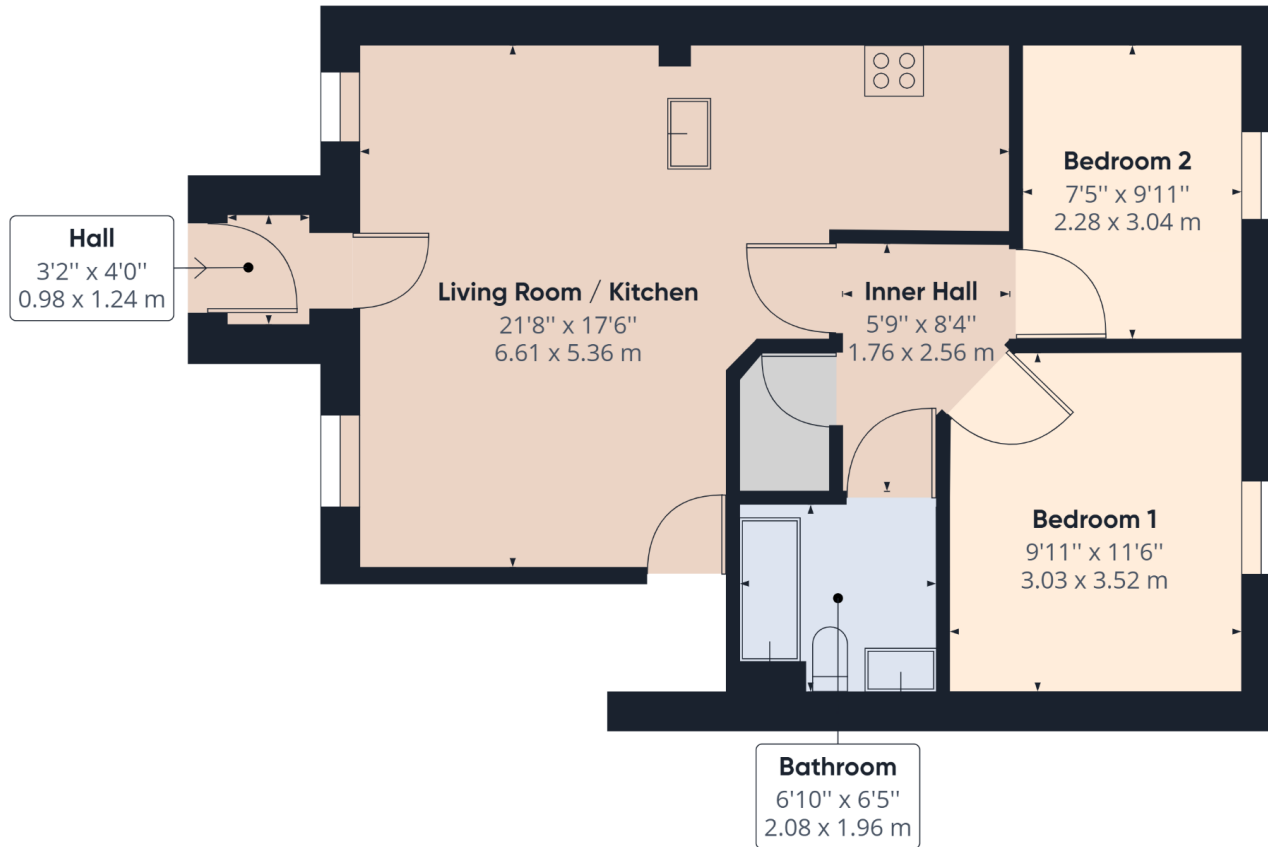
WWW.EPC4U.COM



Approximate total area⁽¹⁾

603.22 ft²

56.04 m²



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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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