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## 18 Newmarket Road, Cambridge, CB5 8DT

A unique opportunity to acquire an established property in a prominent and most convenient city position which is currently subdivided into two separate two bedroom apartments and could be suitable as an investment opportunity so well placed for access to the city centre

Guide Price **£650,000**

- Well Proportioned
- Versatile Accommodation
- Each Property with 2 Bedrooms
- Living/Dining Room
- Kitchens
- Bathrooms
- Communal Courtyard area
- Convenient City Location

**ACCOMMODATION**

18 Newmarket Road is a unique opportunity to purchase a versatile property in a prime position currently sub-divided into two 2 bedroom apartments. The two apartments are currently on separate postal addresses, Council tax and utility meters. The two properties consist of: 2 Bedrooms, Kitchen, Living/Dining Room, Bathroom.

**BOTTOM FLAT**

comprising:

**UPVC PANELLED GLAZED ENTRANCE DOOR**

leading into:

**ENTRANCE HALLWAY**

with high pitched and coved ceiling, radiator, lighting, door leading through into:

**BATHROOM**

comprising three piece suite with combined panelled bath with hot and cold mixer tap, wall mounted electric Powershower, decorative tiled surround, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, decorative tiled surround, radiator, extractor fan, coved ceiling, lighting and double glazed window fitted with privacy glass to front aspect.

**KITCHEN/BREAKFAST ROOM**

comprising a collection of well presented wall and base mounted storage cupboards and drawers with brushed steel handles and with wood effect laminate worktop, range of cupboards and drawers, stone effect laminate work surface, inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring electric hob with oven below, tiled splashbacks, space and plumbing for washing machine, fridge and freezer, wall mounted gas fired Vaillant boiler providing hot water and heating for the property. Breakfast bar with radiator beneath, tiled surround, coved ceiling, double glazed window to side aspect, high pitched ceiling. Airing cupboard housing hot water cylinder and fitted timber shelving.

**LIVING/DINING ROOM**

with high pitched and coved ceiling, double panelled radiator, double glazed bay window to front aspect.

**BEDROOM 1**

A double bedroom with high pitched and coved ceiling, radiator, double glazed windows to both front and side aspect.

**BEDROOM 2**

A double bedroom with high pitched and coved ceiling, double panelled radiator, double glazed window to rear aspect.



**TOP FLOOR FLAT**

accessed via a set of timber stairs leading to the first floor, upvc panelled glazed entrance door into:

**ENTRANCE HALLWAY**

with coved ceiling, lighting and door leading through into:

**BATHROOM**

comprising a three piece suite with combined panelled bath with hot and cold mixer taps, wall mounted electric Powershower with tiled surround, low level w.c. with hand flush, wash hand basin with separate hot and cold taps with small tiled splashback, coved ceiling, extractor fan, lighting, set of double glazed windows with privacy glass to rear aspect.



**KITCHEN**

comprising a collection of wall and base mounted storage cupboards and drawers with brushed metal handles and white units, stone effect laminate work surface, inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring gas hob, decorative tiled splashback, oven below, space for washer/dryer. Breakfast bar with stone effect laminate work surface, space for fridge and freezer, radiator, tiled splashback. Wall mounted Vaillant Combi gas fired boiler, coved ceiling, double glazed window to side aspect.

**SECONDARY HALLWAY**

with loft access and storage cupboard with fitted timber shelving.

**LIVING/DINING ROOM**

with coved ceiling, double panelled radiator, double glazed window to front aspect.



**BEDROOM 1**

with coved ceiling, double panelled radiator, storage cupboard, double glazed windows to both front and side aspect.

**BEDROOM 2**

with coved ceiling, double panelled radiator, double glazed window to rear aspect.

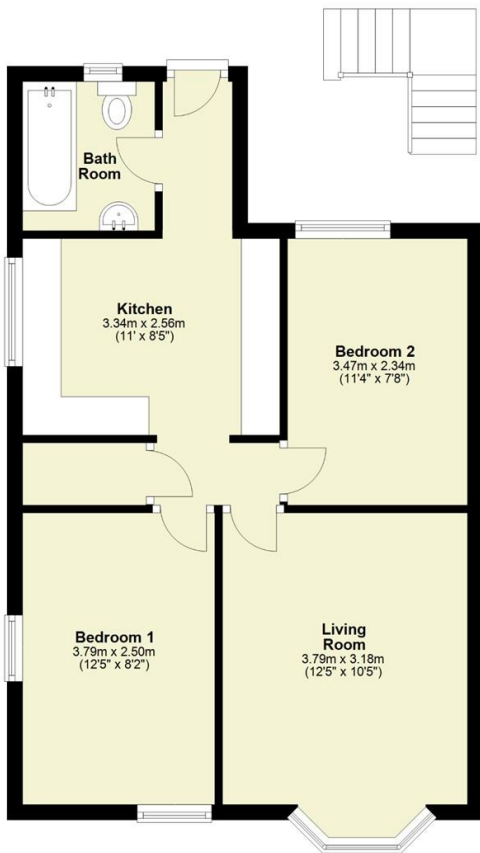
**OUTSIDE**

18 Newmarket Road is approached off Christchurch Street via a timber gate leading into a communal courtyard area with patio flooring, space for residents' bikes, bins, etc. and also housing the utility meters.

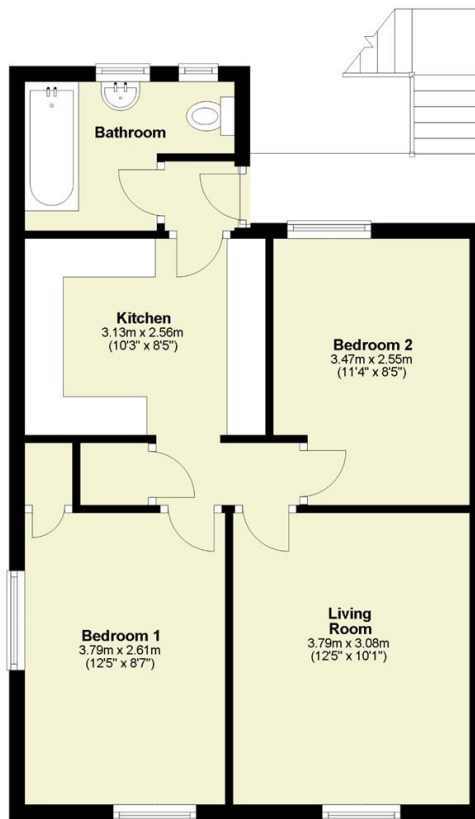




Ground Floor Flat 1



First Floor Flat 2

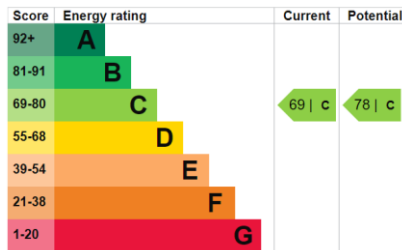
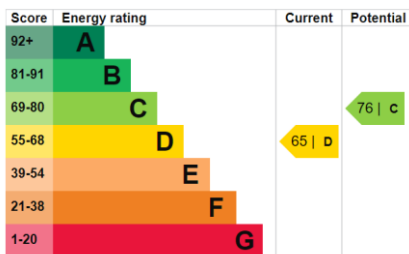


Approx. gross internal floor area 97 sqm (1050 sqft)

## Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

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## Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.