8 GEORGE LAMBTON AVENUE, NEWMARKET, CB8 0BG

Offers In Region Of £145,000
** Investment Opportunity **

A well presented modern two bedroom first floor apartment situated in this convenient location on the northern side of Newmarket

The property offers an excellent investment opportunity and is offered for sale subject to an assure shorthold tenancy. The current tenancy expires at the end of November 2020 and the rent being paid is £655pcm. The property is situated on the first floor of this purpose built three storey building and enjoys two bedrooms, lounge/diner with balcony, kitchen, bathroom, gas central heating and double glazing.

- Investment opportunity
- Two Bedrooms
- First floor apartment
- Gas central heating
- Double glazing
- Lounge/diner with balcony
  - Bathroom
  - Outside store

Newmarket is renowned as the headquarters of British Horseracing and offers an interesting and varied range of local shops and amenities. These include the National Horseracing museum, National Stud, hotels, restaurants and leisure facilities. There is a regular railway service to the neighbouring towns of Bury St Edmunds and the University City of Cambridge both of which are approximately 13 miles from Newmarket.
COMMUNAL ENTRANCE HALL - with door to;
ENTRANCE HALL - with two storage cupboards.
KITCHEN - with single drainer stainless steel sink unit, cupboard below, a further range of wall and floor units with working surfaces and tiling to splashback areas. Fitted oven, hob and cooker hood. Plumbing for washing machine, space for fridge/freezer, gas fired boiler, double glazed window to rear.
LOUNGE/DINER - with television point, radiator, serving hatch, double glazed door to;
BALCONY
BEDROOM 1 - with wood laminate flooring, double glazed window to front elevation, radiator.
BEDROOM 2 - with open wardrobe cupboard, double glazed window to rear, fitted wardrobe, radiator.
BATHROOM - with low level WC (concealed system), vanity unit with inset washbasin and cupboard below, bath with electric shower over and folding screen, tiling to splashback areas, part frosted double glazed window to rear, radiator.

OUTSIDE - There is a storage shed on the ground floor measuring approx. 6'6 x 3’11

AGENTS NOTES
1. Tenure - Leasehold - 125 year lease from 26 November 1990 (95 years unexpired), Ground rent and service charge details awaited.
3. Property offered for sale subject to an assured shorthold tenancy. The current tenancy expires at the end of November 2020 and the rent being paid is £655pcm.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and 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.

Tylers for themselves and for the Vendors or Lessors of this property declare that these particulars are given as a general outline and whilst intended to be accurate do not constitute nor form any part of an offer or contract. Intending purchasers or tenants must satisfy themselves by personal inspection or otherwise as to the correctness of each statement. Fixtures, fittings and appliances have not been tested by Tylers. No person in the employment of Tylers has the authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are approximate.