



Jackson & Co



Hillside

Heath Road , Newmarket , CB8 8AY

Offers in excess of £100,000

This 1-bedroom apartment on Hillside, Heath Road, Newmarket is a wonderful opportunity for peaceful living in a great community. With its prime location and delightful features, it promises a comfortable lifestyle for those aged 55 and over.



Property Features

- 1-bedroom, first-floor apartment tailored for over 55s
- Spacious living room with elegant bay window, offering an abundance of natural light
- Generously sized double bedroom
- Conveniently located within walking distance of Newmarket town centre
- Well-designed entrance hall featuring a storage cupboards
- Allocated parking space
- Beautifully maintained grounds perfect for relaxation and outdoor enjoyment
- Easy access to local amenities and the A14 for seamless travel
- Gas central heating & uPVC double glazed
- CHAIN FREE!

FULL DESCRIPTION

Located in the heart of Newmarket, this apartment benefits from its proximity to local amenities, making it an ideal choice for leisure and convenience. Residents can easily enjoy a leisurely stroll to the town centre, where a variety of shops, restaurants, and services are available. Additionally, the quick access to the A14 & A11 enhances connectivity to surrounding areas, making this location truly stand out.

Upon entering, you will find a staircase that leads to the first

floor. The entrance hall is equipped with a convenient storage cupboard, providing practical space for your belongings. The layout features a master bedroom, a bathroom, and a large living room with bay window which leads to the kitchen.

Surrounded by beautifully presented grounds, this apartment offers outdoor spaces for residents to enjoy fresh air and relaxation. The meticulously maintained gardens and inviting surroundings contribute to the overall charm of the property.

Tenure - Leasehold

Lease Length - 87 Years Remaining

Service Charge - Approximately £3532 Per Annum (Paid Quarterly)

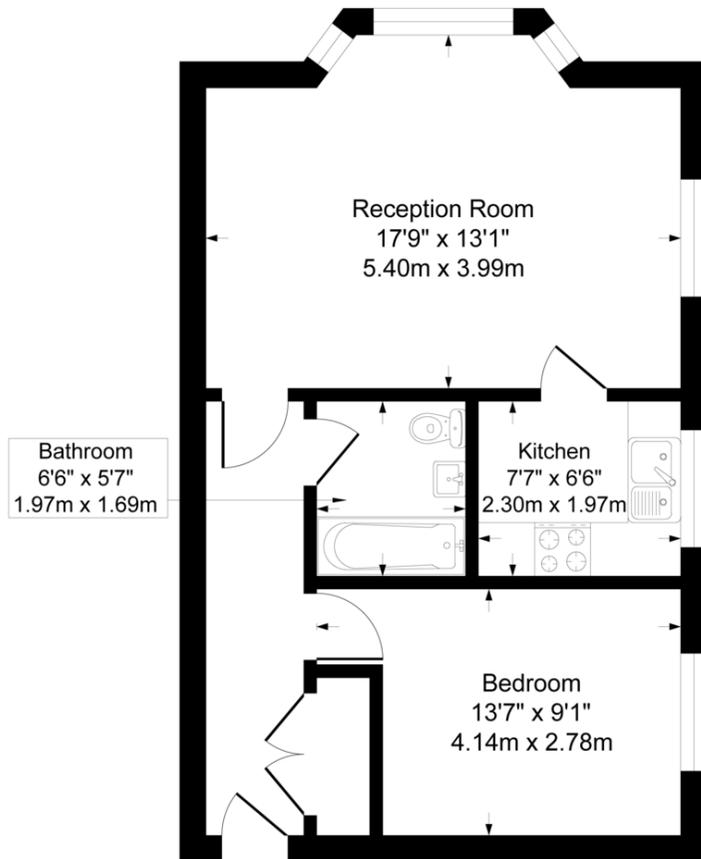
Ground Rent - £250 Per Annum

Council Tax Band: B – West Suffolk





**Approximate Gross Internal Area
507 sq ft - 47 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements