

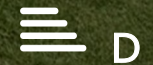


GRAY  
& COYNBEE



32 Hillside Heath Road  
Newmarket, CB8 8AY

**Guide price £115,000**



## 32 Hillside Heath Road

Newmarket, CB8 8AY

- 24/7 Warden
- Victorian stable conversion
- Over 55s
- Conservatory extension

A ground-floor apartment with a conservatory, refurbished throughout, and available with no chain, situated in a convenient location within an over-55s retirement development.

The accommodation is well laid out and has been refurbished, with new flooring and full re-decoration. It forms part of a popular retirement development which overlooks the Warren Hill Gallops.

There is a living/dining room with a decorative electric fireplace, and a door to the conservatory extension, which has views and access to the communal gardens. The kitchen has base and eye-level storage and includes appliances.

An inner hall leads from the living room to the double bedroom, which has a fitted wardrobe and the wetroom, which has a shower, basin, WC, and a towel rail.





The property has double glazing, gas central heating, an emergency call system, new carpets, doors and decoration throughout.

There is a communal car park for residents, communal gardens and bin stores.

The development is well located for access to the town centre and adjoins the Warren Hill Gallops.

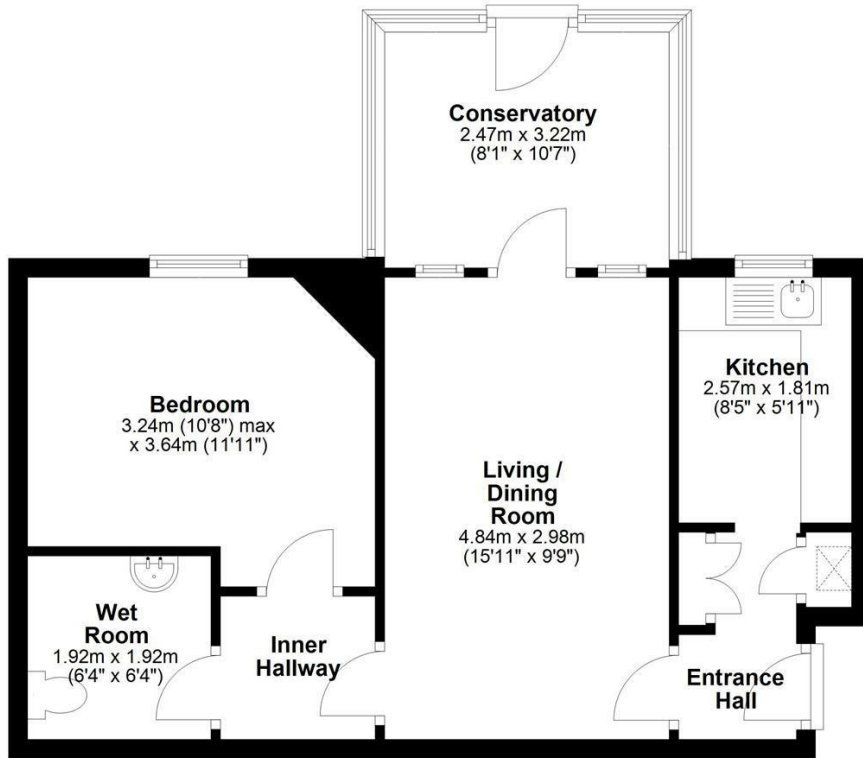
What3words: ///situated.cubed.stewing

Agents note: The vendor is a relative of a director of Gray and Toynee.



## Floor Plan

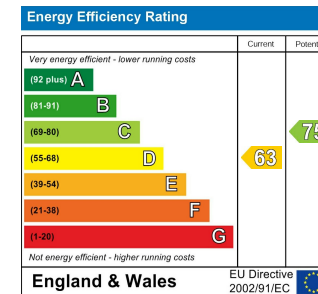
Approx. 49.2 sq. metres (529.8 sq. feet)



Total area: approx. 49.2 sq. metres (529.8 sq. feet)



## Energy Efficiency Graph



Tenure: Leasehold 87 years remaining. Ground rent: £250.00 p.a. Service charge: £3800.00 Occupation is restricted to over 55s. Council tax band:

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