



The Maltings, Brewers Lane, Newmarket, Suffolk

Pocock + Shaw

33 The Maltings
Brewers Lane
Newmarket
Suffolk
CB8 7FP

A superbly presented 2-bedroom ground-floor apartment forming part of an attractive gated development comprising a converted period building alongside a diverse mix of modern apartments and townhouses. Situated in a sought-after location within walking distance of the High Street and horse racing gallops, the property is offered with no onward chain and benefits from an open-plan fitted kitchen/living area, an en-suite shower room, a separate bathroom, communal gardens and dedicated parking.

Guide price £215,000 (leasehold)



Location Newmarket renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, an open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Accommodation

Communal hallway shared with the adjoining apartments with a glazed entrance door and stairs leading up to the first and second floor apartments.

Entrance hall with a built in storage cupboard, wood effect flooring and recessed ceiling lighting.

Open plan living room and dining area with wood effect flooring, recessed ceiling lighting and a pair of French doors leading to the front courtyard.

Kitchen area open plan with the living area and with a range of modern fitted base and wall mounted units, worktops with recessed sink and drainer, integrated eye level oven and grill, 4 burner gas hob with stainless steel splash back and extractor hood over, integrated fridge and freezer, under unit lighting, breakfast bar, cupboard housing a gas fired combination boiler, wood effect flooring and recessed ceiling lighting.

Bedroom 1 with a built in wardrobe.

Ensuite shower room with a walk-in tiled shower cubicle, hand basin and low level WC, tiled flooring and part tiled walls.

Bedroom 2 with a built-in wardrobe.

Bathroom with a bath with shower attachment, hand basin, concealed cistern low level WC, bidet, tiled flooring and part tiled walls, recessed ceiling lighting.

Outside The property forms part of an attractive gated development comprising a converted period building together with a diverse mix of modern apartments and townhouses. Situated in a sought-after area within walking distance of the High Street and the horse racing gallops, the development benefits from established, well-maintained communal grounds with attractive mature trees and shrubs.

The apartment enjoys direct access to a private patio area, together with the benefit of a dedicated parking space.

Services and tenure

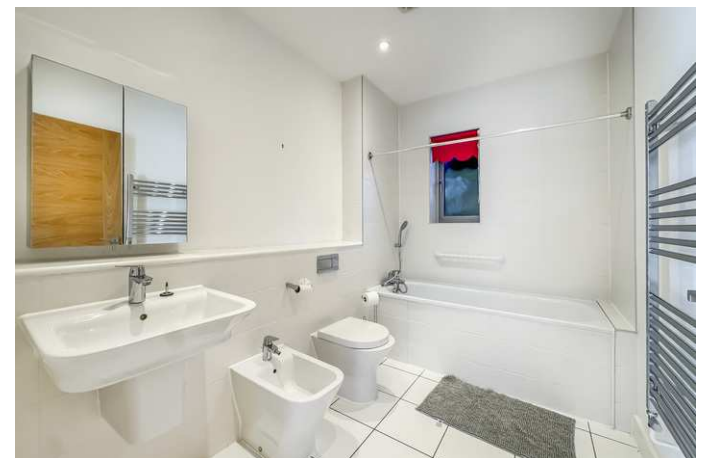
Tenure The property is leasehold with a 125 year lease commencing 25 March 2016 and with 113 years remaining. Ground rent £250 per annum and current annual service charge £2602.45.

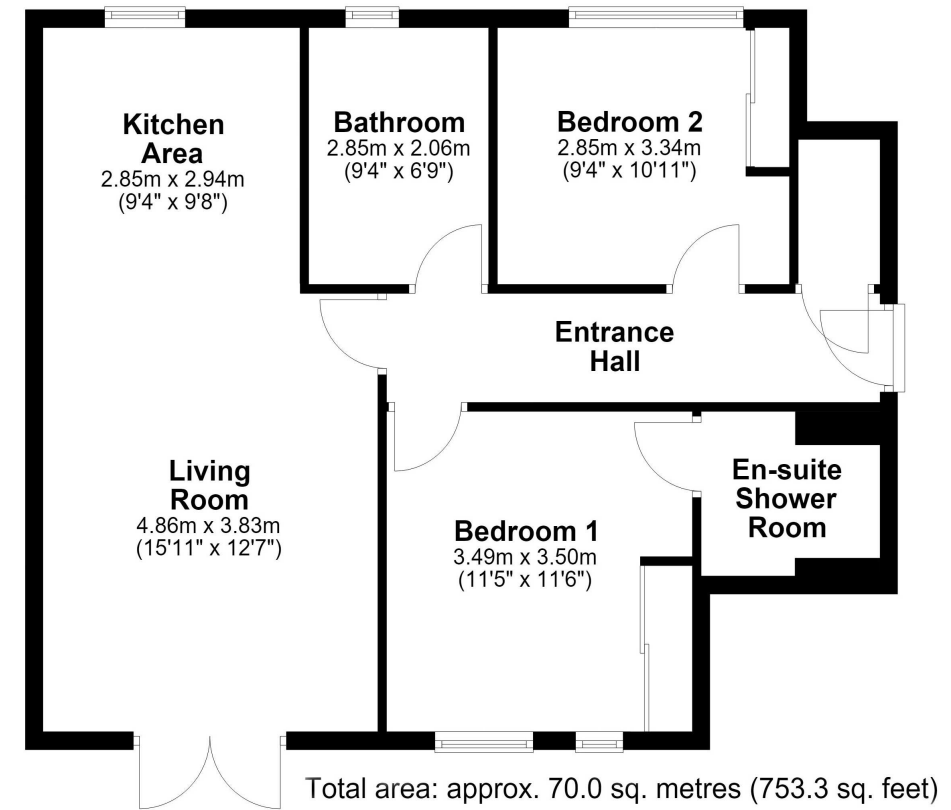
Services Mains water, gas, drainage and electricity are connected.

The property is in a conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 16Mbps, Superfast 61 Mbps. Mobile phone coverage by the four major carriers available. EPC: TBC

Council Tax D West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





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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