



Clarendon House, High Street, Newmarket

Pocock + Shaw

Flat 1 Clarendon House  
194 High Street  
Newmarket  
Suffolk, CB8 9AP

A spacious ground floor two bedroom apartment set within a Grade II listed period conversion and located just a short distance from the town centre.

Hall, lounge/dining room, kitchen, shower room, utility/cloakroom, communal gardens and garage.

Property comes with a share of the freehold.

Guide Price £160,000



Newmarket is 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, a twice weekly 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.

### Lower Ground Floor

#### Communal Entrance Hall

With door to outside (this hall serves just two properties)

#### Hall

**Kitchen** 3.86m (12'8") x 2.69m (8'10") max  
Fitted with a range of cupboards and drawers with working surfaces over, matching wall cabinet, inset 4 burner gas hob with extractor hood over and electric oven under, plumbing and space for a slimline dishwasher, space for a fridge freezer, stainless steel sink unit, wall mounted combination gas fired boiler, window to the front.

**Utility/Cloakroom** 2.25m (7'5") x 1.41m (4'8")  
With a low level w.c, pedestal handbasin, plumbing for a washing machine.

**Lounge/Dining Room** 5.52m (18'1") x 4.93m (16'2")  
With a Bow window to the front, three windows to the side, double radiator.

**Bedroom 1** 5.33m (17'6") x 3.78m (12'5")  
With three windows over looking the rear garden, double radiator.

#### Shower Room

Fitted with a three piece suite comprising of a shower enclosure, handbasin in a vanity unit with cupboards below, low level w.c, heated towel rail.

**Bedroom 2** 3.14m (10'4") x 2.35m (7'9")  
With a window to the front and side, double radiator.

#### Outside

The property has a single garage with an up and over door situated in a garage block to the rear. Communal garden and bin storage area.

#### Tenure

The property is leasehold (999 year lease), however each leaseholder owns a share in the company that owns the freehold title. The leaseholders therefore run their own management company that oversees the maintenance of Clarendon

House including buildings insurance, communal gardening, cleaning and lighting.  
The service charge is set on an annual basis and in this current financial year (2023/2024) it is £2000.00 paid half yearly.

#### Services

Mains water, gas, drainage and electricity are connected.

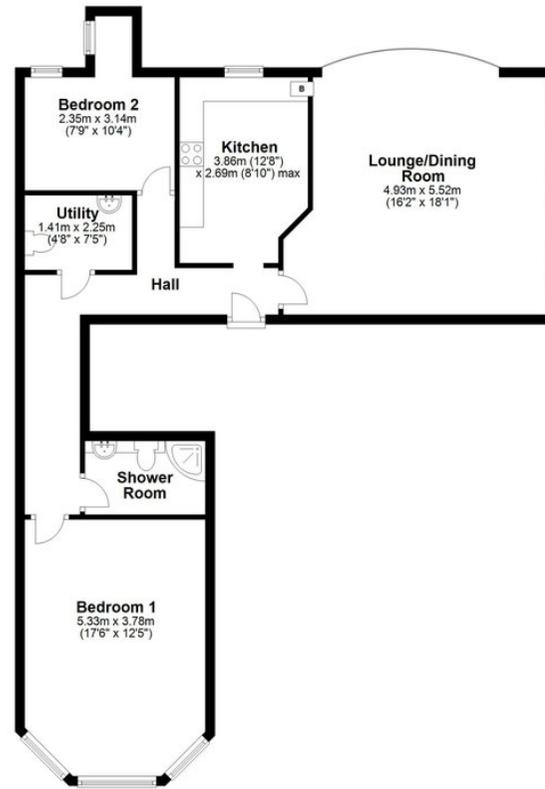
**Council Tax Band:** B West Suffolk District Council  
The property is in the Newmarket Conservation area. There is a very low flood risk.

**Viewing:** Strictly by prior arrangement with Pockock & Shaw. PBS





**Ground Floor**  
Approx. 83.5 sq. metres (898.4 sq. feet)



Total area: approx. 83.5 sq. metres (898.4 sq. feet)



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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