



The Gallops, Old Station Road, Newmarket

Pocock + Shaw

15 The Gallops
Old Station Road
Newmarket, CB8 8LA

A distinctive and sophisticated 1st floor luxury apartment of elegant proportions situated in an exclusive gated development close to the town centre and with views towards the Newmarket training gallops.

Extensively renovated within recent years the apartment offers high quality accommodation including a refitted kitchen, bathroom and en suite shower room.

Guide Price £350,000



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.

This delightful 1st floor apartment has in recent years been significantly upgraded and improved to offer stylish accommodation enjoying views towards the famous Newmarket Gallops. With the benefit of a gas fired radiator heating system in detail the accommodation includes:-

Entrance Hall

Radiator, airing cupboard with plumbing for a washing machine and radiator.

Re fitted Kitchen 3.01m (9'11") x 3.00m (9'10")

Fitted with a matching range of base and eye level units with granite worktop space over , inset stainless steel sink with mixer tap, integrated fridge/freezer and dishwasher, built in wine cooler, fitted electric double oven, four ring ceramic hob with extractor hood over, radiator, opening too:-

Dining Area 3.00m (9'10") x 2.61m (8'7")

With a window to rear aspect and overlooking the Gallops, built in seating with storage below, two wall light points and large opening too:-

Sitting Room

Two windows to rear aspect and overlooking the Gallops, two radiators, two wall light points.

Bedroom 1 3.91m (12'10") x 3.87m (12'8")

With two windows to the front, radiator, two wall light points and door to:

Refitted En-suite Shower Room

Comprising of a three piece suite with shower enclosure and glass door, wash hand basin with marble surface and inset bowel, mixer tap and cupboard under, low-level WC, extractor fan, heated towel rail, recessed ceiling spotlights.

Bedroom 2 3.90m (12'10") x 2.83m (9'3")

With a window to front elevation, built in wardrobes and radiator.

Refitted Bathroom

Fitted with a three piece suite comprising of a bath with marble style side and wall tiling, shower attachment with mixer tap, pedestal wash hand basin, high-level flush WC, extractor fan, radiator, recessed ceiling spotlights.

Tenure

The property comes with a share of the freehold. There is currently 969 years left on the lease. We understand the service charge to be around £3000 per annum - which is paid half yearly.

Services

Mains water, gas, drainage and electricity are connected.

The property is in an conservation area. The property is in a low flood risk area.

Internet, basic 16 Mbps, Ultrafast 1000Mbps
All major mobile services available.

Note: Please note the vendors have paid for replacement windows to be fitted as part of a group scheme involving all of The Gallops. Work is commencing from the 19th August.



Outside

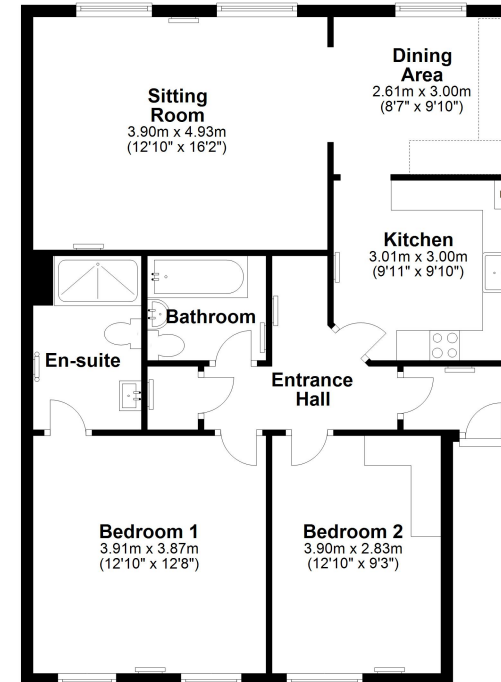
The property has a car port in the nearby block. Communal gardens laid to lawn.

Council Tax Band: E West Suffolk District Council

Viewing: Strictly by prior arrangement with Pocock + Shaw. PBS



First Floor



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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