



Fairlawns, Newmarket, Suffolk

Pocock + Shaw



28 Fairlawns  
Newmarket  
Suffolk  
CB8 9JS

An exceptional 1st floor apartment situated within easy reach of the High street and racecourse.

Hall, sitting room with balcony, superb kitchen with built in dishwasher and fridge/freezer, 2 double bedrooms, built in wardrobe, shower room, off road parking.

No Chain.

Guide Price £265,000





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.

An exceptional 1st floor apartment situated within easy reach of the High street and racecourse. Hall, sitting room with balcony, superb kitchen with built in dishwasher and fridge/freezer, 2 double bedrooms, built in wardrobes to master, shower room, off road parking.

### First Floor

**Entrance Hall** With part glazed entrance door, wood effect flooring, recessed ceiling spotlights, radiator.

**Sitting Room** 5.03m (16'6") x 4.09m (13'5")  
With wood effect flooring, TV point, recessed ceiling spotlights, radiator, pair of French doors to the balcony and window to front aspect.

**Kitchen** 4.09m (13'5") max x 2.82m (9'3")  
A contemporary modern fitted kitchen comprising 1 1/2 bowl sink and drainer with mixer tap, range of fitted base and wall mounted units, solid wood worktops with tiled splashbacks, integrated appliances including stainless steel double oven and grill with 4 ring induction hob, stainless steel chimney style extractor hood, integrated dishwasher, fridge and freezer, wall mounted gas fired central heating boiler (replaced in 2024), tiled flooring, recessed ceiling spotlights, breakfast bar, window to front aspect.

**Bedroom 1** 4.11m (13'6") x 3.10m (10'2")  
With laminate wood flooring, TV point, recessed ceiling spotlights, radiator, window to rear aspect.

**Bedroom 2** 3.33m (10'11") x 3.02m (9'11")  
With a range of built in wardrobes with hanging space, shelving and drawer units, laminate wood flooring, recessed ceiling spotlights, radiator, window to rear aspect.

**Shower Room** With a contemporary suite comprising of a walk in shower, glass door and surround, handbasin, concealed cistern low level WC, tiled flooring, tiled walls, recessed ceiling spotlights, polished chrome ladder style heated towel rail, cupboard housing hot water cylinder, window to rear aspect.

**Outside** The property is approached via a communal stairway leading to a lockable door with access to an entrance hall shared with the adjoining apartment, further cupboard with space and plumbing for washing machine.  
Allocated parking space to the front of the property and further visitor parking spaces.

### Tenure

The property is leasehold with a 999 year term from 1991. The freehold is owned by Fairlawns Residents Association of which the purchaser of the apartment would be a part owner. There is a service charge currently £1450 per annum which covers the buildings insurance, communal cleaning, gardening and electricity.

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

The property is not in an conservation area. The property is not in a flood risk area.  
Internet connection, basic: 18Mbps, Ultrafast: 1000Mbps.  
Mobile phone coverage by the four major carriers available.  
EPC: C

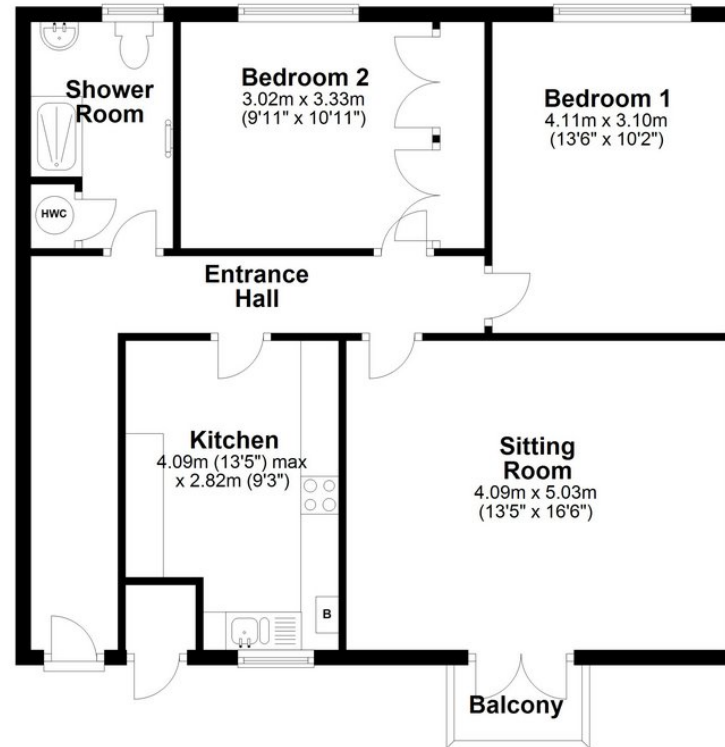
**Council Tax Band** C West Suffolk Council

**Viewing** By 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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