



Newmarket Office

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Flat 4
The Grosvenor
146 High Street
Newmarket
Suffolk
CB8 9EY



Guide Price £182,000

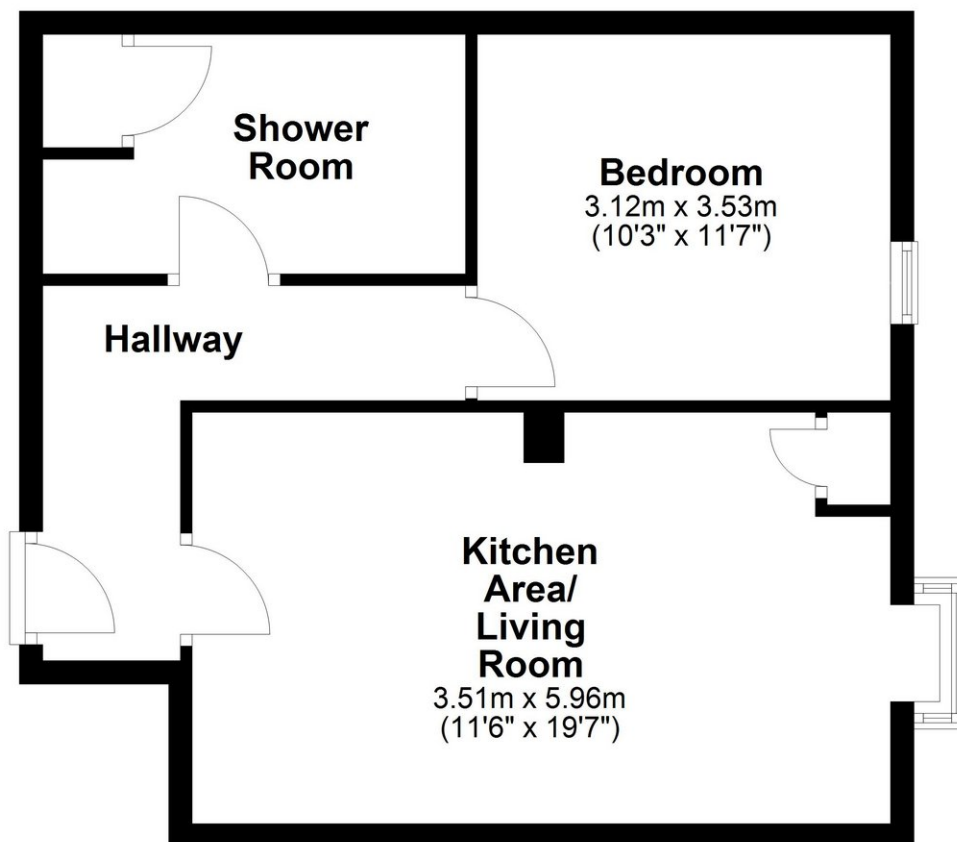
A 1 bedroom lower basement apartment forming part of the modern building attached to the The Grosvenor, a landmark building that has graced Newmarket for over 80 years. Originally opened as The Doric in the late 1930s, this former picture house took its name from the classical Doric columns that still define its striking façade and over the decades, the building has played many roles in the town's cultural life, from cinema to cabaret club, and now as a boutique residential address. The accommodation includes an open plan fitted kitchen and living area, a double bedroom and a large shower room. Externally the property benefits from ANPR controlled parking.

Cambridge + Newmarket + Burwell + Cottenham + Ely + Mayfair London

Floorplan

Ground Floor

Approx. 25.7 sq. metres (276.6 sq. feet)



Total area: approx. 25.7 sq. metres (276.6 sq. feet)

Features

- Lower basement apartment
- Open plan living room and fitted kitchen
- Double bedroom
- Shower room
- Controlled private parking
- Security controlled
- No chain

Information

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.

Controlled communal parking

Internet connection, basic: 18Mbps, Ultrafast: 173Mbps.

Mobile phone coverage by the four major carriers available.

EPC: C

Tenure The property is leasehold.

Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw

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