



Belmont Court, Newmarket, Suffolk

Pocock + Shaw

15 Belmont Court, High Street Newmarket, Suffolk, CB8 9BP

A spacious and well proportioned first-floor apartment, perfectly positioned on the sought-after Racecourse side of Newmarket. Set within easy reach of the town centre, Tattersalls and the famous Rowley Mile Racecourse, the apartment offers generous living throughout. The large sitting room provides an inviting space for relaxation or entertaining, complemented by a kitchen/breakfast room. Two comfortable double bedrooms and a bathroom complete the accommodation.

Outside, residents enjoy attractive communal gardens and the convenience of a private garage.

EPC Rating: C | Offered with no onward chain, making this an excellent opportunity to secure a home in a highly desirable location.

Guide Price £200,000



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.

Belmont Court enjoys a prime position on the Racecourse side of Newmarket, offering excellent access to the High Street, Tattersalls Sales and Cambridge.

This first-floor apartment offers generous and well-planned accommodation, including a bright sitting room with a large picture window, a spacious kitchen/breakfast room, and two double bedrooms – the principal bedroom benefitting from a range of built-in wardrobes. The layout is further enhanced by a bathroom and useful storage cupboards off the hallway.

A notable advantage is the inclusion of a private garage located to the rear of the building, while double-glazed windows and an electric heating system add to the home's practicality and comfort.

Ground Floor Communal door, hall and stairs to the first floor.

First Floor Communal Landing

Entrance Hall Entrance door, a built in storage cupboard, airing cupboard with hot water cylinder, second built in cupboard.

Sitting Room 3.76m (12'4") x 3.76m (12'4")
With a large uPVC double glazed window to the rear, electric storage heater.

Kitchen/Breakfast Room 3.70m (12'2") x 2.66m (8'9")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to front aspect, tiled flooring.

Bedroom 1 3.76m (12'4") x 3.74m (12'3")
With a uPVC double glazed window to side, electric convector heater, two double built in wardrobes.

Bedroom 2 3.74m (12'3") x 3.62m (11'11")
With a uPVC double glazed window to rear aspect, electric convector heater.

Bathroom
Fitted with three piece suite comprising bath with independent electric shower over, pedestal wash hand basin, low-level WC, electric fan heater, shaver point and shaver light, uPVC double glazed window to rear.

Tenure The property is held on the residue of a £999 year lease. and owns a share of the freehold. There is an annual service charge of £1450 paid half yearly which covers the building insurance, cleaning of the communal spaces, communal electricity, gardening of the communal areas and gardens. The owners of this flat will acquire a 1/18th share in the freeholding company.

Outside Belmont Court is surrounded in communal gardens to the front and rear, laid to lawn with established planting, patio and bench. The property has a single garage situated in the garage block to the rear.

Services Mains water, drainage and electricity are connected.
The property is heated via electric storage and convector heaters.
The property is not in an conservation area.
The property is in a very low flood risk area.
Internet connection, basic: 18Mbps, Ultrafast: 1000Mbps.



Mobile phone coverage by the four major carriers available.

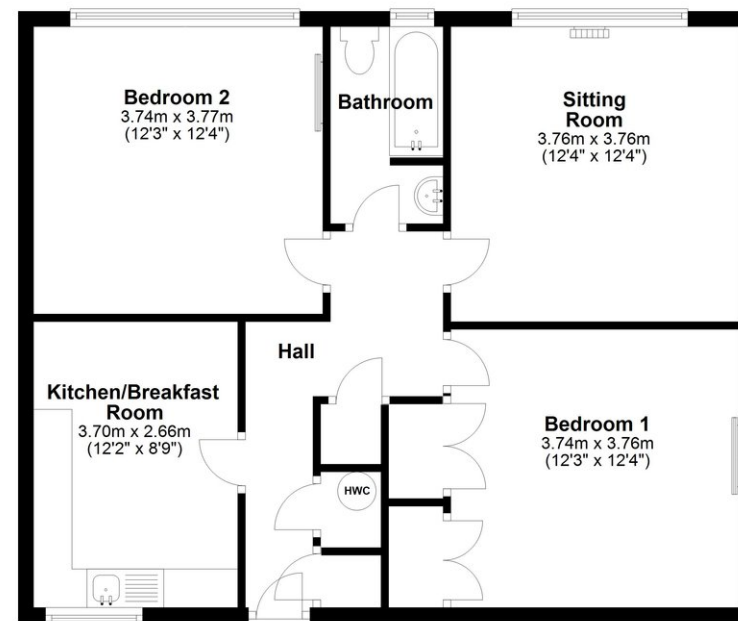
EPC: C

Council Tax C West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS

First Floor

Approx. 69.6 sq. metres (749.5 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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT

01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

