



The Grosvenor, High Street, Newmarket, Suffolk

Pocock + Shaw



Flat 7, The Grosvenor  
146 High Street  
Newmarket  
Suffolk, CB8 9EY

A Rare Opportunity to Own a Piece  
of Newmarket's Iconic Heritage

Step into the elegance of a bygone  
era with this exclusive one-bedroom  
apartment, set within the  
distinguished conversion of The  
Grosvenor—a landmark building  
that has graced Newmarket for over  
80 years.

Guide Price £155,000  
No Chain - EPC: C





**The Property** A Rare Opportunity to Own a Piece of Newmarket's Iconic Heritage

Step into the elegance of a bygone era with this exclusive one-bedroom apartment, set within the distinguished conversion of 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. Over the decades, the building has played many roles in the town's cultural life, from cinema to cabaret club, and now begins a new chapter as a boutique residential address.

Situated in the very heart of Newmarket, this stylish ground-floor apartment offers the perfect blend of heritage charm and modern convenience. The thoughtfully designed interior includes an entrance hall, generous fully equipped kitchen and dining space, sitting room with private patio, a master bedroom leading to a contemporary shower room.

With its central location, rich history, and sleek modern finish, this property presents a superb opportunity for both owner-occupiers and investors alike.

**Location** 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.

**Entrance Hall** With entry phone system

**Communal Entrance** With entrance door and entry phone system.

**Cloakroom** Fitted with a two piece suite comprising, wash hand basin and low-level WC.

**Sleek modern kitchen/Dining** 3.75m (12'4") max x 3.49m (11'5") max  
Fitted with a range of base and eye level units with worktop space over, stainless steel sink with mixer tap, integrated fridge/freezer, dishwasher, and washer/tumble dryer, fitted oven, ceramic hob with extractor hood over, radiator and dining area.

**Sitting Room** 6.30m (20'8") x 2.56m (8'5")  
With double doors leading to a private patio, built in cupboard with wall mounted combination gas fired boiler, two radiators.

**Master Bedroom** 4.34m (14'3") x 2.14m (7')  
With a window to the rear, radiator, door to:

**En suite shower room**  
Fitted with a two piece suite comprising shower enclosure and pedestal wash hand basin with mixer tap, tiled splashback, shaver point and light, heated towel rail.

**Outside** Private Patio area. Rear car park with one parking space. Private parking system in place.

**Services** Mains water, gas, drainage and electricity are connected.  
The property is not in a conservation area. The property is in a very low flood risk area.  
Internet connection, basic: 18Mbps, Ultrafast: 1800Mbps.  
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

**Tenure** The property is leasehold and is held on the residue of a 125 year lease that started on the 23rd May 2019.

There is a service charge currently of £1036 per year

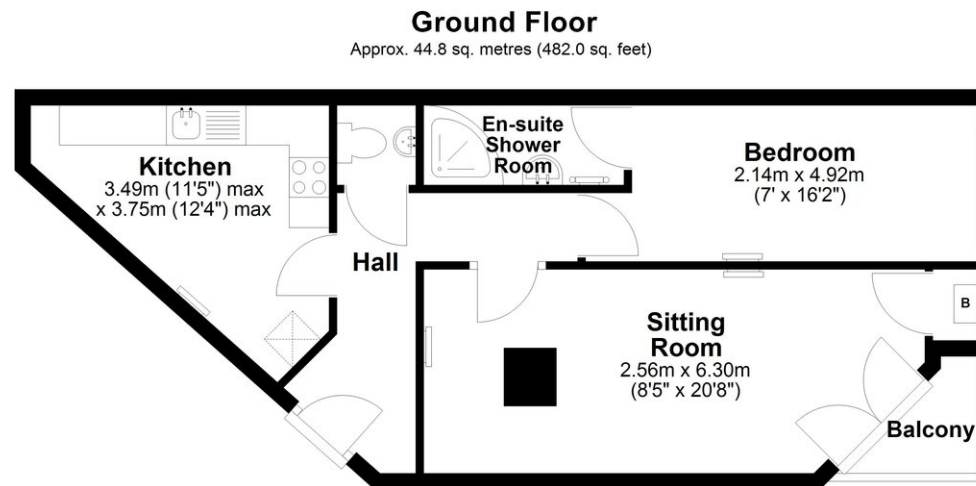




that covers buildings insurance, communal electricity, clearing, lift servicing etc. There is a ground rent of £180 per year.

**Note regarding AI photographs** Some of the photographs used are AI generated to give you just an idea as to how these room could be set out. Please check that your items of furniture will fit the rooms before purchasing.

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Total area: approx. 44.8 sq. metres (482.0 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

