



**The Maltings, Newmarket, Suffolk CB8 7FP**

**Guide Price £320,000**



## The Maltings, Newmarket, Suffolk CB8 7FP

An attractive ground floor apartment forming part of a superb conversion of a former Victorian malt house offering distinctive, striking and spacious accommodation. Perfectly positioned within walking distance of the town centre, this dwelling offers an impressive mix of contemporary living combined with stylish period features.

Convenient for commuters with a rail station nearby providing a regular service to London and Cambridge plus great access to major roads.

Offering fabulous open plan living, this home offers accommodation comprising an entrance hallway, open plan kitchen/living/dining room, two bedrooms (with en-suite to the master) and a bathroom.

Externally offering enclosed terrace/patio area, beautiful communal gardens and allocated parking.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

### Accommodation Details

With door leading through to:

#### Entrance Hall

With wood effect flooring, large built in cupboard, recessed lighting to ceiling, radiator, access and door leading through to:

#### Kitchen 14'6" x 10'7" (4.42m x 3.23m)

Fitted with a contemporary range of eye level and base storage units with wood effect working top surfaces over, built in eye level oven, separate four ring gas hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, breakfast bar, tiled flooring, recessed lighting to ceiling, radiator, access to:

#### Living Room 13'1" x 12'0" (3.99m x 3.66m)

With wood effect flooring, feature exposed brick wall, TV aerial connection point, radiator, glazed door leading to:

#### Outside Terrace

Good size, enclosed, paved terrace/patio area.

#### Bedroom 1 16'8" x 10'10" (5.08m x 3.30m)

With arched window to the rear aspect, radiator, access and door leading through to:

#### En-Suite 7'8" x 6'11" (2.34m x 2.11m)

With suite comprising shower enclosure, wash hand basin and low level WC, part tiled walls, tiled flooring, heated towel rail, recessed lighting to ceiling, extractor.

#### Bedroom 2 14'11" x 10'2" (4.55m x 3.10m)

With window to the front aspect, radiator.

#### Bathroom 9'0" x 6'11" (2.74m x 2.11m)

With suite comprising panel bath with mixer taps/shower attachment and glass shower screen, wash hand basin set in vanity unit and low level WC, part tiled walls, tiled flooring, heated towel rail, recessed lighting to the ceiling, extractor.

#### Outside

Landscaped, communal gardens and allocated parking space.

### AGENTS NOTE

The property is currently tenanted and photo's are from when the property was vacant.

### PROPERTY INFORMATION

Maintenance fee - tbc

EPC - C

Tenure - Leasehold

Council Tax Band - D (West Suffolk)

Property Type - Mid-Floor Apartment

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 78 SQM

Parking – Allocated

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available,

52Mbps download, 8Mbps upload

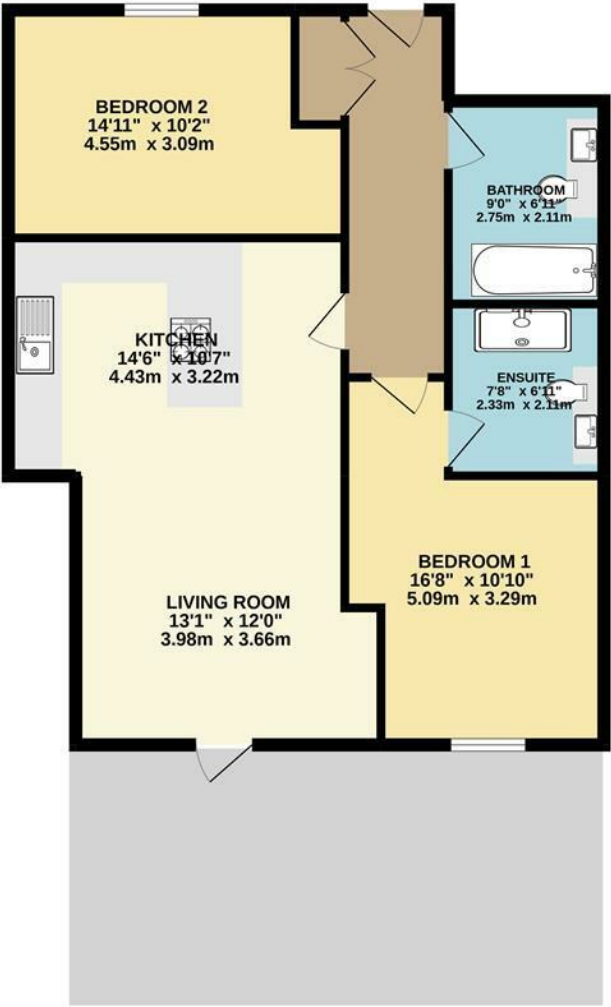
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants –

None that the vendor is aware of



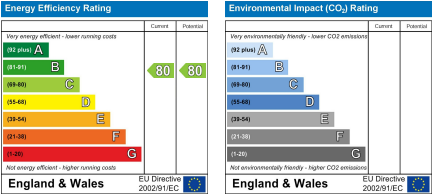
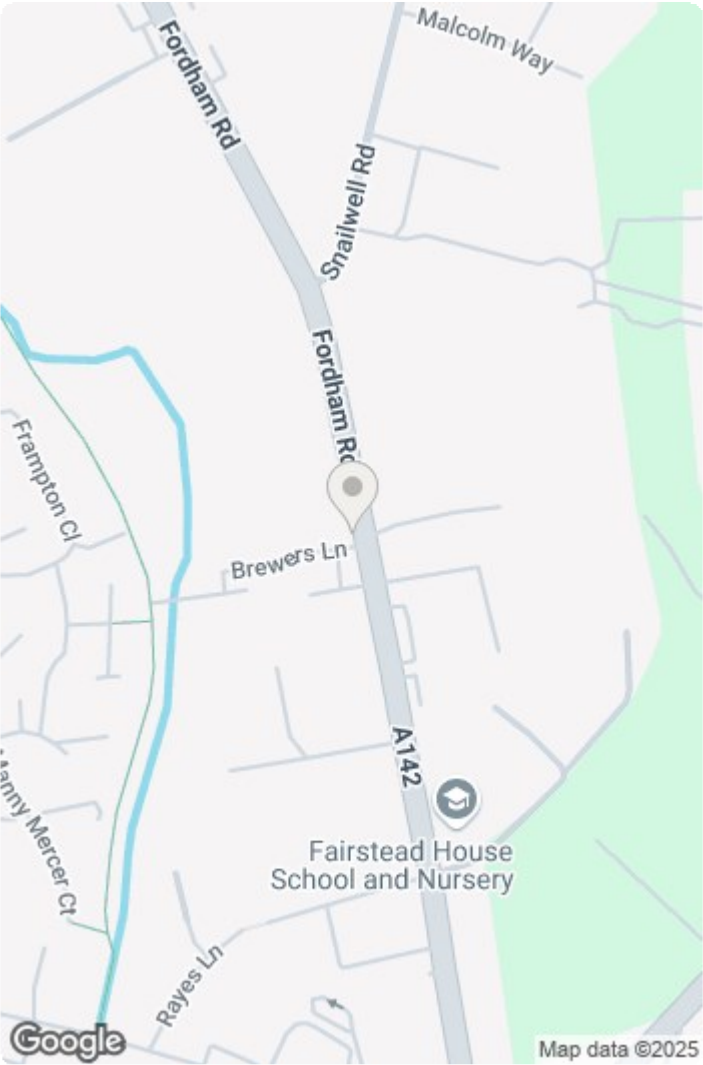
GROUND FLOOR  
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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