



The Grosvenor, Newmarket CB8 9EY

Guide Price £295,000

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An opportunity to purchase an exclusive apartment set within this splendid conversion of an iconic Newmarket landmark. The Grosvenor (formerly Doric) opened some 81 years ago as a picture house and is thought to have obtained its name from the prominent Doric columned frontage. Latterly the building has had a number of incarnations including Cabaret and Night Clubs. The property is ideally located within the town centre, offering contemporary living and is an ideal investment.

This two bedroom penthouse apartment (previously the show home), located on the second floor, comprises an entrance hallway, living/kitchen/dining area, two double bedrooms (one with dressing area and built-in wardrobes and the other with an en-suite shower room) plus a good size bathroom.

Undoubtedly an outstanding feature is the extensive balcony area/sun deck which makes a lovely addition to this well presented home. In addition, residents parking is available to the rear.

Early viewing is absolutely essential.

DRAFT Accommodation Details

Door leading through to:

Entrance Hall

With radiator, steps leading to:

Living/Kitchen/Dining Room 26'9" x 17'2" (8.15m x 5.23m)

Open plan, dual aspect room with windows to the side and rear aspects, part wood effect flooring/part carpeted, two radiators, kitchen area fitted with a high gloss quality range of eye level and base storage units with working top surfaces over, built in oven, separate gas hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, French style doors leading to:

Bedroom 1 15'6" x 10'8" (4.72m x 3.25m)

With radiator, access and door leading through to:

En-Suite

Comprising shower cubicle, wash hand basin, low level WC, tiled flooring, chrome heated towel rail, extractor.

Bedroom 2 12'1" x 10'4" (3.68m x 3.15m)

With built in wardrobe, radiator, access to:

Dressing Room 6'6" x 5'9" (1.98m x 1.75m)

With window to the rear aspect, radiator.

Bathroom

Suite comprising panel bath with shower over and glass screen, wash hand basin, low level WC, part tiled walls, tiled flooring, chrome heated towel rail, extractor.

Sun Deck 35'0" max x 22'0" max (10.67m max x 6.71m max)

Lovely addition to the property providing ample outdoor space.

Outside

Resident parking.

PROPERTY INFORMATION

Maintenance fee - tbc

EPC - B

Tenure - Leasehold, approx. 118 years remaining

Council Tax Band - C (West Suffolk)

Property Type - Second Floor Apartment

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 93 SQM

Parking – Residential Parking Available

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

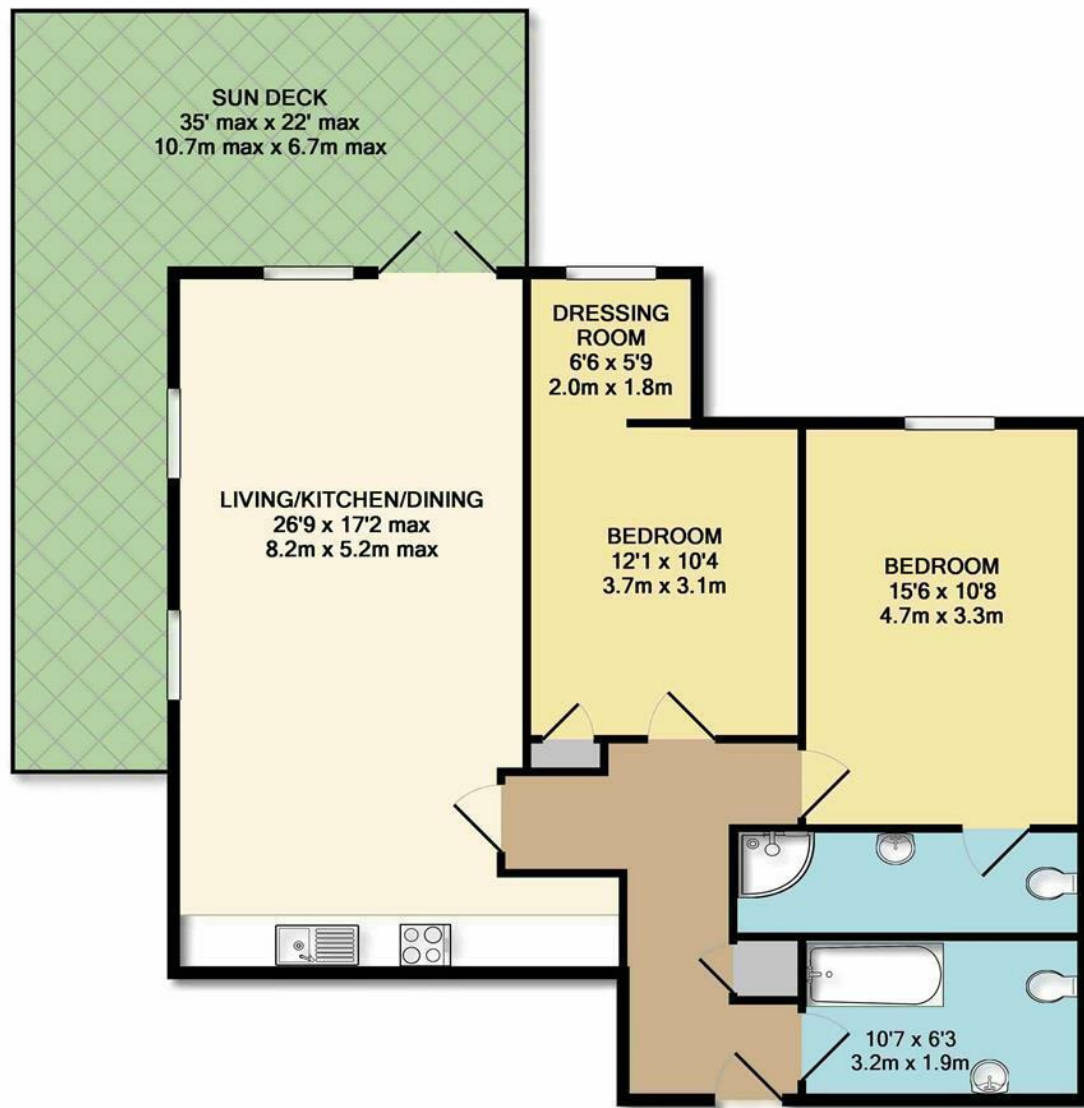
Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available, 128Mbps download, 20Mbps upload

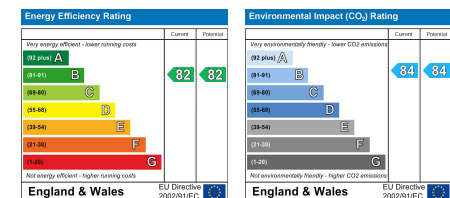
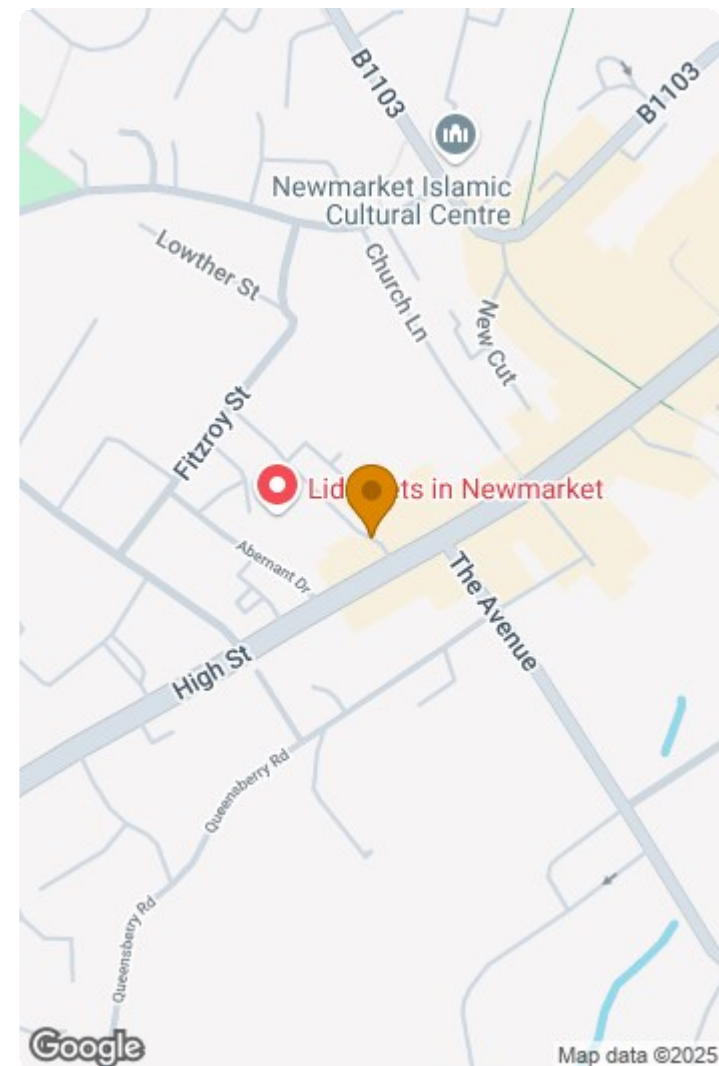
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of



TOTAL APPROX. FLOOR AREA 930 SQ.FT. (86.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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