



**20 Hyperion Court
Newmarket**

**DAVID
BURR**



20 Hyperion Court, Falmouth Avenue, Newmarket, Suffolk, CB8 0NA

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

A spacious and well-presented two-bedroom second floor apartment boasting an impeccable setting within a peaceful gated residence. The property measures close to 900 sq.ft of accommodation which includes an entrance hall, kitchen/sitting room/dining room two double sized bedrooms, the master of which enjoys an ensuite as well as separate shower room. The property benefits from an allocated parking space in front of the property, as well as ample visitors parking. Furthermore, a small gym and sauna is positioned within the building for residents use only.

A beautifully presented and spacious two-bedroom apartment in a gated residence just a stone's throw from the centre of town.

ENTRANCE HALL A carpeted space with airing cupboard and doors leading to:

KITCHEN/SITTING ROOM/DINING ROOM A particularly large room with ample space for sitting and dining. There are fitted base and matching wall units with worktops over. Integrated appliances complete the space including a fridge/freezer, dishwasher, washing machine, oven with combi oven above. There is also an inset sink with drainer and mixer tap as well as an induction hob and extractor above. The room is finished with two windows to the rear aspect, flooding the room with natural light.

SHOWER ROOM Extensively tiled with an enclosed shower cubicle, wash hand basin and WC.

MASTER BEDROOM A large room with window to the front aspect, complete with an **ENSUITE** which is extensively tiled with a bath & shower over hand wash basin and WC.

BEDROOM 2 Another double bedroom with window to the front aspect.

GYM There is a small gym situated in the building that is private to residents only. Also, a sauna is positioned nearby.

Outside

The property is approached through electric metal gates that open to the parking area, in which there are two allocated parking spaces for number 20, as well as guest spaces. There are communal gardens immediately surrounding the whole of Hyperion Court which is at the disposal of the residents.

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There is also a secure storage room positioned within the building

SERVICES Electric underfloor heating throughout. Mains water, drainage and electricity. CCTV. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

TENURE Leasehold. 999 years from 24 June 2004.

COUNCIL TAX BAND E.

WHAT3WORDS dispenser.timeless.with

EPC C.

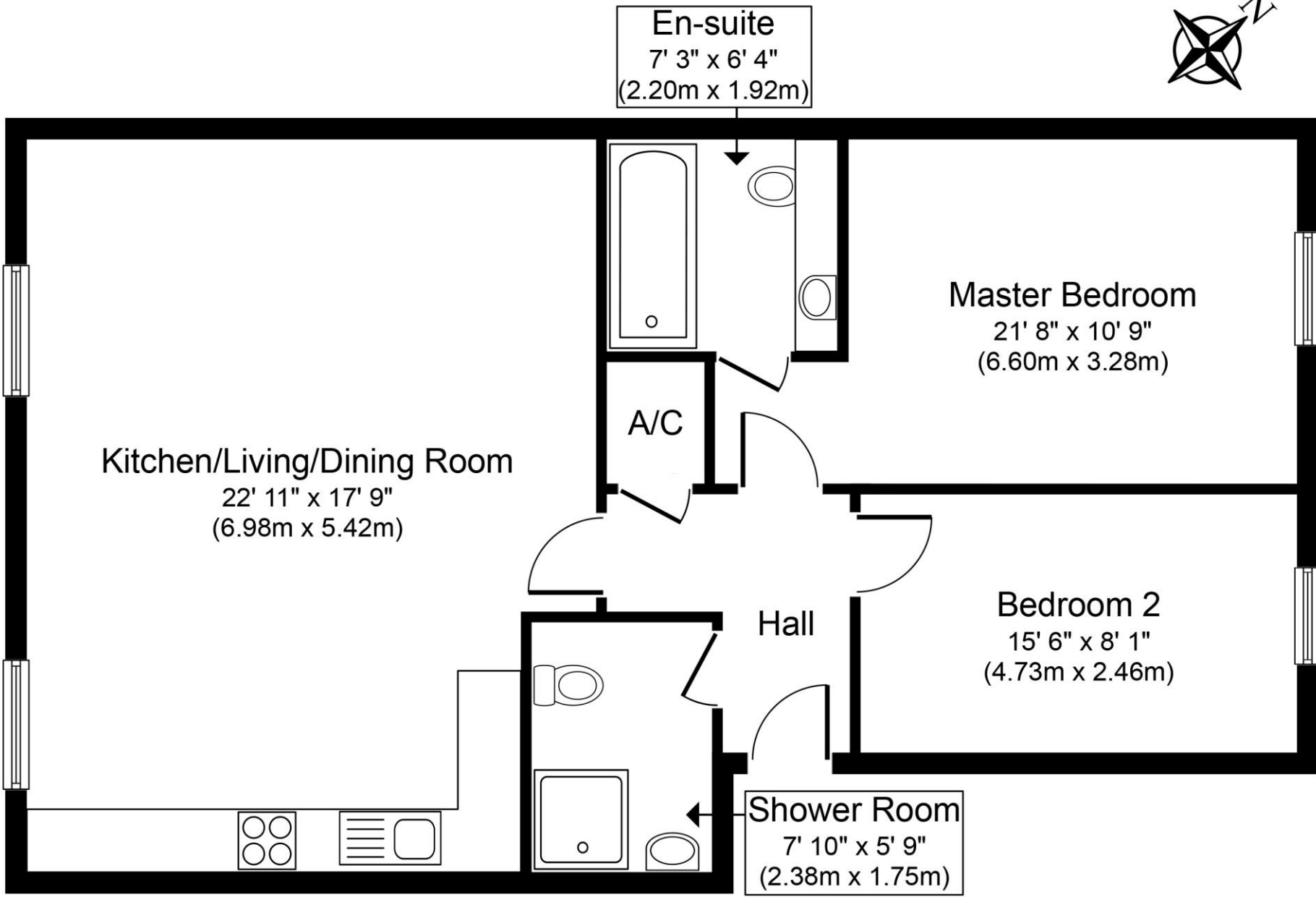
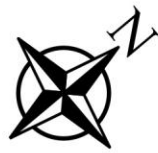
VIEWING by prior appointment only through David Burr estate agents.

TENANT INFORMATION A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

MANAGEMENT The property will be managed by David Burr Estate Agents

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





En-suite
7' 3" x 6' 4"
(2.20m x 1.92m)

Master Bedroom
21' 8" x 10' 9"
(6.60m x 3.28m)

Kitchen/Living/Dining Room
22' 11" x 17' 9"
(6.98m x 5.42m)

A/C

Hall

Bedroom 2
15' 6" x 8' 1"
(4.73m x 2.46m)

Shower Room
7' 10" x 5' 9"
(2.38m x 1.75m)

Approximate Floor Area
840 sq. ft.
(78.1 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

