

Clarke Philips

Estate Agents & Property Management



Guide Price £265,000

6 HYPERION COURT, FALMOUTH AVENUE | NEWMARKET | CB8 0NA

NO CHAIN - Spacious second floor apartment situated a popular development. The apartment has the benefit of a south facing balcony, with Communal Gardens, gym and sauna. The light and spacious open-plan lounge/diner has a glazed door leading onto the balcony. Modern kitchen with breakfast bar and integrated appliances. Master Bedroom with built in wardrobes and high specification en-suite bathroom with separate WC. Walking distance to Newmarket Train Station, Town Centre and Newmarket Race Course.

Entrance Hall

Generous entrance hall with spacious Airing/Storage cupboard.

Lounge/Diner 18'3" x 16'1" (5.55m x 4.89m)

Spacious room with double doors leading to balcony and bespoke fitted media unit.

Kitchen Area 8'7" x 14'9" (2.62m x 4.49m)

Fully fitted kitchen with a range of wall and base mounted units, one and a half bowl sink and drainer, integrated appliances including a four ring ceramic hob with extractor hood, single oven, microwave, dishwasher, full height fridge/freezer and washer dryer. Dormer window to front aspect used as breakfast bar area.

Master Bedroom 12'6" x 17'6" (3.82m x 5.34m)

Selection of build in wardrobe space with mirrored sliding doors.

En Suite Bathroom 9'11" x 7'3" (3.03m x 2.21m)

Fully tiled en suite bathroom with a large walk in shower and Bath, Low level WC. Vanity unit with basin and Low level WC.

WC

Low level WC, hand wash basin.

Balcony

South Facing balcony

Communal Gardens, Gym & Sauna

The apartment benefits from communal gardens, sauna, and gym with shower/changing rooms.

Other Information

Tenure: Reminder of 999 year leasehold started in 2004. Approximately 980 years remaining.

Local Authority: Forest Heath District Council. (Council Band D)

Services: Mains water, electricity and drainage.

Service Charge: Approximately £3258.18PA (2022)

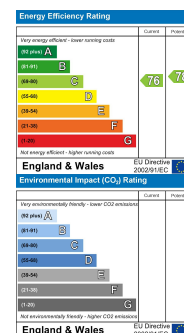
Ground Rent £273.98 (2022)

Directions

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www.clarkephilips.co.uk



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.