



Flat 7 Clarendon House High Street, Newmarket, Suffolk

Pocock + Shaw

Flat 7 Clarendon House High Street
Newmarket
Suffolk
CB8 9AP

A deceptively spacious top floor apartment forming part of a Grade II listed period conversion, located a short distance from the town centre. The flat is offered with no chain and benefits from a fitted kitchen, 2 double bedrooms, a modern bathroom, a garage and also includes a share of the freehold.

Guide Price £145,000



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.

Accommodation

Communal entrance hall with stairs leading up to the top floor landing.

Entrance hall with access to the roof space.

Kitchen with a range of fitted base and wall mounted units, worktops with recessed sink and drainer, integrated eye level oven and grill, 4 ring ceramic hob with extractor hood over, integrated fridge.

Living room a character room with sloping ceilings and a casement window to the front aspect.

Bedroom 1 a large double room with 2 sash windows to the rear aspect.

Bedroom 2 with 2 built in cupboards.

Bathroom with a modern white suite comprising a bath with shower over, hand basin and concealed cistern low level WC, tiled walls and recessed ceiling lighting.

Outside A driveway access leads to the side of the building to a communal parking area and a block of garages with the second one owned by Flat 7. To the rear of the property area communal gardens with an area of lawn, a shingled seating area and bin storage. Stairs lead up to the first floor of the building and provide access to the communal hallway.

Services and tenure

Tenure

The property is leasehold (999 years), however each leaseholder owns a share in the company that owns the freehold title. The leaseholders therefore run their own management company that oversees the maintenance of Clarendon House including buildings insurance, communal gardening, cleaning and lighting.

The service charge is set on an annual basis and in this current financial year (2025/2026) it is £2205.00 paid half yearly.

Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: B West Suffolk District Council
The property is in a conservation area and has a low flood risk.

The property has a registered title.

Internet connection, basic: 18Mbps, Superfast 138Mbps, Ultrafast: 1800Mbps.

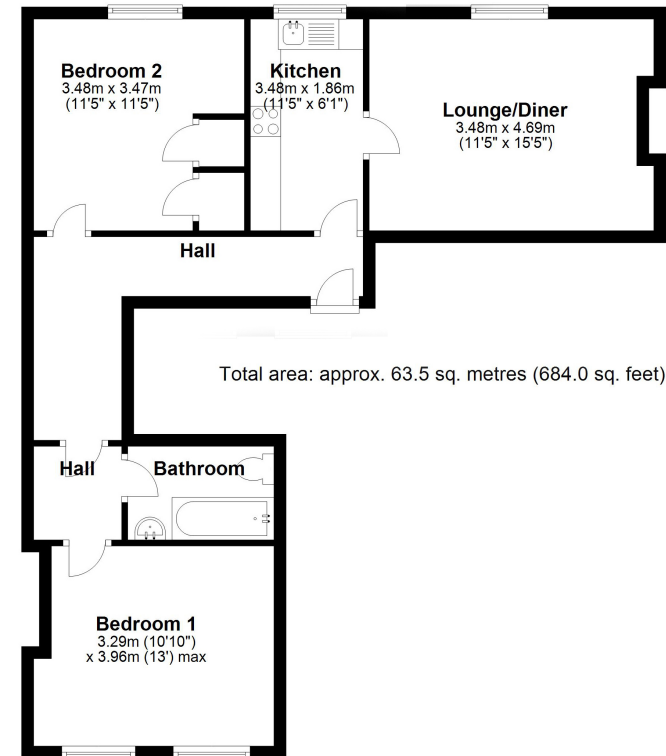
Mobile phone coverage by the four major carriers available.

EPC: TBC

Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw
PBS





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

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