



Bryntirion Court, Cheveley Road, Newmarket

Pocock + Shaw

17 Bryntirion Court  
Cheveley Road  
Newmarket  
Suffolk  
CB8 8FD

A spacious top floor apartment set within an exclusive development just to the south of the town centre and close to the Gallops. No Chain

Excellent first time buy or investment purchase

Guide Price £182,500  
EPC: C



**Description** Bryntirion Court is a small and select development set in attractive landscaped grounds just to the south of Newmarket town centre.

This well appointed flat offers most attractive and conveniently planned living accommodation which is considered to be far more spacious than many other two bedroom apartments. Situated on the 2nd floor the apartment has large recently replaced UPVC double glazed windows an entrance hall, generous sitting room with bay window, fitted kitchen, large double bedroom with built-in wardrobes and an en suite shower room, second bedroom and a bathroom. It is considered that for this property to be in anyway fully appreciated an appointment to view is absolutely necessary. With the benefit of an electric heating system in detail the accommodation includes.

**Newmarket** Newmarket 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.

**Ground Floor** Communal entrance hall with stairs to the second floor.

## Second Floor

**Entrance Hall** Built in storage cupboard, airing cupboard with a hot water tank.

**Sitting/Dining Room** 5.01m (16'5") x 3.31m (10'10")  
With a Upvc bay window to the front, electric storage heater, opening to:-

**Kitchen** 2.39m (7'10") x 1.98m (6'6")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink

unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring ceramic hob with extractor hood over.

**Bedroom 1** 4.41m (14'6") x 3.22m (10'7")  
With a Upvc double glazed window, range of built in wardrobes, electric heater.

**En-Suite Shower Room**  
Fitted with a three piece suite comprising of a shower enclosure, wash hand basin with vanity unit, low-level WC, extractor fan, tiled surrounds, Upvc double glazed window to side, heated towel rail, tiled flooring.

**Bedroom 2** 3.36m (11') x 2.17m (7'1")  
With a Upvc double glazed window, electric heater.

**Bathroom** Fitted with a three piece suite comprising of a bath with shower over and mixer tap, pedestal wash hand basin and low-level WC, tiled surround, electric fan heater, extractor fan.

**Outside** The property has one allocated car parking space and in addition there is a provision for visitor parking. Car parking areas are attractively laid out with a number of mature trees and well stocked shrub borders. The remainder of the formal grounds are laid to lawn with shrub borders and screen fencing.

**Tenure** The leaseholders collectively own the freehold interest to the development via a limited company and therefore as collective group of owners have full control over the expenditure and maintenance of the development. It is understood there is a maintenance charge for the upkeep of the communal parts of the property and the gardens which is currently set at approximately £1800 per annum but it will be appreciated that this figure may vary from year to year. 999 years from 24 September 1993.



**Services** Mains water, drainage and electricity are connected.

The property is not in an conservation area. The property is in a no flood risk area.

Internet connection, basic: 16Mbps, Ultrafast: 76Mbps.

Mobile phone coverage by three major carriers.

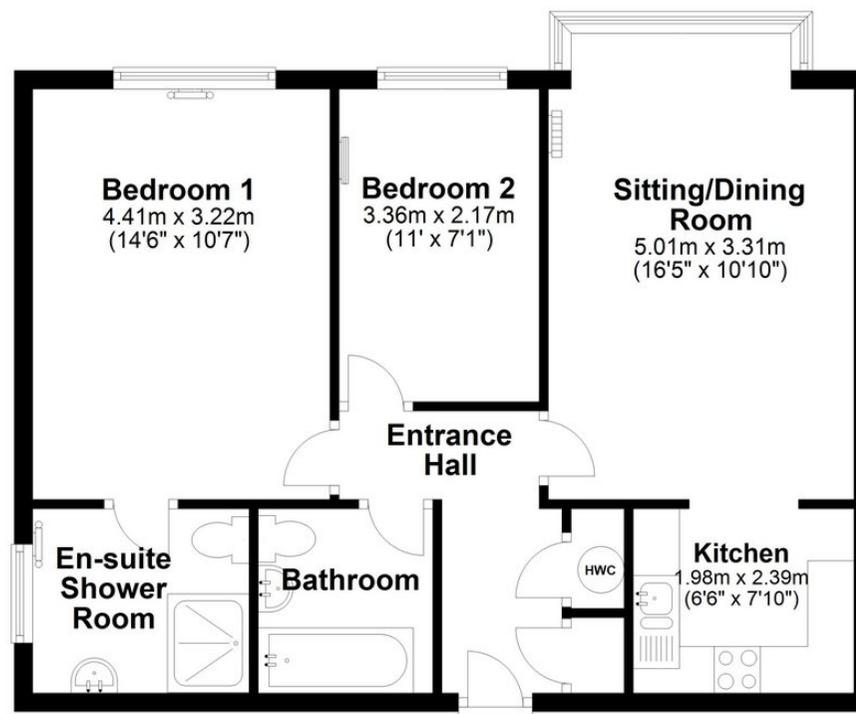
Virgin cable services are not available.

EPC: C

**Council Tax** Band B, West Suffolk Council.

**Viewing** By Arrangement with Pocock + Shaw PBS

## Second Floor



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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