



13 The Gallops, Old Station Road, Newmarket,  
Suffolk

Pocock + Shaw

13 The Gallops  
Old Station Road  
Newmarket  
Suffolk  
CB8 8LA

A spacious 2 bedroom ground floor apartment forming part of an elegant Regency style development in arguably one of the prime locations in Newmarket and with exceptional views over Warren Hill training grounds. The apartment is offered with no onward chain and benefits from a generous living room with high ceilings and a door and window overlooking Warren Hill horse training grounds. Features include a main bedroom with an ensuite shower room, allocated covered off road parking and exclusive use for the residents of private part walled gardens.

Guide Price £325,000



**Location** 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 about 13 miles from Newmarket.

### Accommodation

**Communal hallway** an entrance hallway shared between 6 apartments in the building with a secure entrance door with an intercom security system and stairs leading to the first and second floor.

**Hallway** with an airing cupboard with a hot water cylinder, tiled flooring.

**Living room** a well proportioned room with high ceilings a 3/4 height sliding sash window overlooking the Gallops and a glazed door leading to the shared gardens.

**Kitchen** with range of fitted base and wall units, integrated oven and grill and 4 ring hob with extractor hood over, integrated fridge, freezer and dishwasher, under unit down lighting, tiled flooring.

**Dining area** with a 3/4 height sliding sash window overlooking the Gallops.

**Bedroom 1** with fitted wardrobe and vanity unit, 2 sliding sash windows.

**En-suite shower room** with a tiled shower cubicle, hand basin, bidet and low level WC part tiled walls.

### Bedroom 2

**Bathroom** with a bath, hand basin and low level WC, part tiled walls.

**Outside** The property forms part of an elegant Regency style building in an exclusive gated development with truly exceptional views over the town gallops. The Gallops apartments are approached through a pair of substantial secure gates leading to lawned gardens surrounded by walls and railings, a communal parking area exclusively for the use of the residents and an allocated covered parking space.

**Agents' note** The resident are unfortunately not allowed to have dogs living at the property

### Services and tenure

**Tenure.** The property comes with a share of the freehold.999 years lease commencing 1 January 1994 We understand the service charge to be around £3000 per annum paid half yearly.

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

The property is in a conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 11Mbps, Superfast 80Mbps Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available. EPC: C

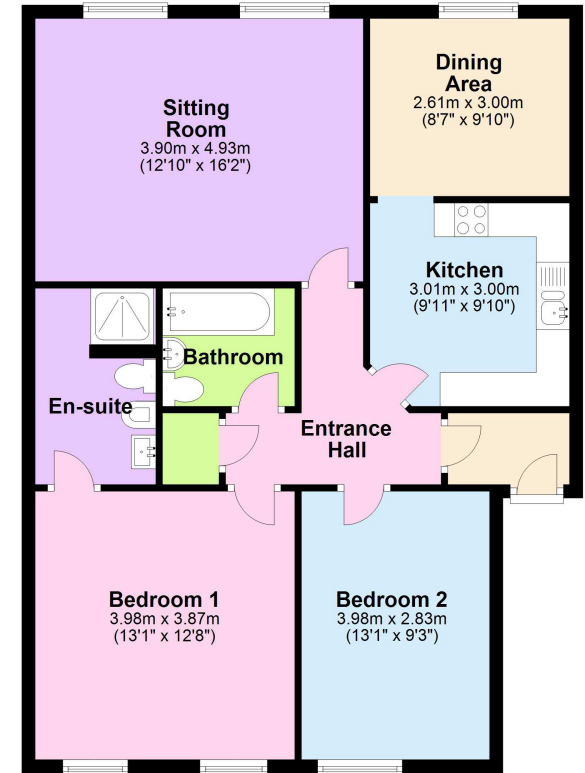
**Council Tax** E West Suffolk District Council

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





**Ground 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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