



**Flat 5, Queensberry House,  
Newmarket**

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# Flat 5, Queensberry House, High Street, Newmarket, CB8 9AG

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.

This substantial duplex apartment is situated within an exclusive gated development within walking distance of the High Street and Newmarket Racecourse. The property offers almost 1,900 sq ft of living accommodation, blending elegant period features with modern finishes, with two private parking spaces and use of the wonderful communal gardens.

## A 1,900 sq ft 3-bedroom duplex apartment with parking and communal gardens.

### Second Floor

Entrance is via principal doors to the building with intercom access, leading into the:

**GRAND ENTRANCE HALL** With stairs rising to the first-floor private entrance.

### First Floor

**ENTRANCE HALL** Features stairs rising to the first floor with a large cupboard under and the controls for the intercom and camera, etc.

**DRAWING / DINING ROOM** An impressive double-aspect room flooded with natural light, featuring a cast iron fireplace with marble surround and French doors opening to the:

**BALCONY** An external staircase leading down to the gardens.

**KITCHEN / BREAKFAST ROOM** Fitted with a range of units under worktops with a 1.5 bowl sink inset. Integrated appliances include a Siemens oven and microwave, four-ring electric hob, fridge/freezer and dishwasher, whilst there is also a cast iron fireplace and views over the grounds.

**BEDROOM 3** Featuring a cast iron fireplace and outlook to the side.

**BATHROOM** Fitted with a traditional suite comprising a WC, wash basin, and bath.

**LANDING** Leads to:

**BEDROOM 1** An impressive double-aspect room with fitted wardrobes and **EN SUITE** comprising a stylish white WC, twin wash basins, tiled shower cubicle and a heated towel rail.

**BEDROOM 2** With fitted wardrobes and outlook over the gardens.

**BATHROOM** Tastefully fitted with a white WC, wash basin, bidet, bath with shower over, heated towel rails and extensively tiled walls and floor.

**UTILITY** With plumbing for a washing machine, space for a tumble dryer and a boiler serving the radiators.

### Outside

The property is situated towards the west end of the High Street within walking distance of a wide range of amenities and the racecourse. Electric intercom gates provide vehicular access, leading to the rear car park where the property enjoys **two private parking spaces**.

The grounds are established and well maintained, with large expanses of lawn and various mature trees and shrubs, and the property enjoys a private external staircase leading to a south-facing balcony.

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**AGENT'S NOTE:** Service charge: £5,275.99 per calendar year (includes building insurance). Ground rent: £283.72 per annum. Lease: 999 years from 2004.

**SERVICES** Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND F.** (£3,345.04 per annum)

**EPC D.**

**TENURE** Freehold.

**CONSTRUCTION TYPE** Traditional brick construction under tiled roof.

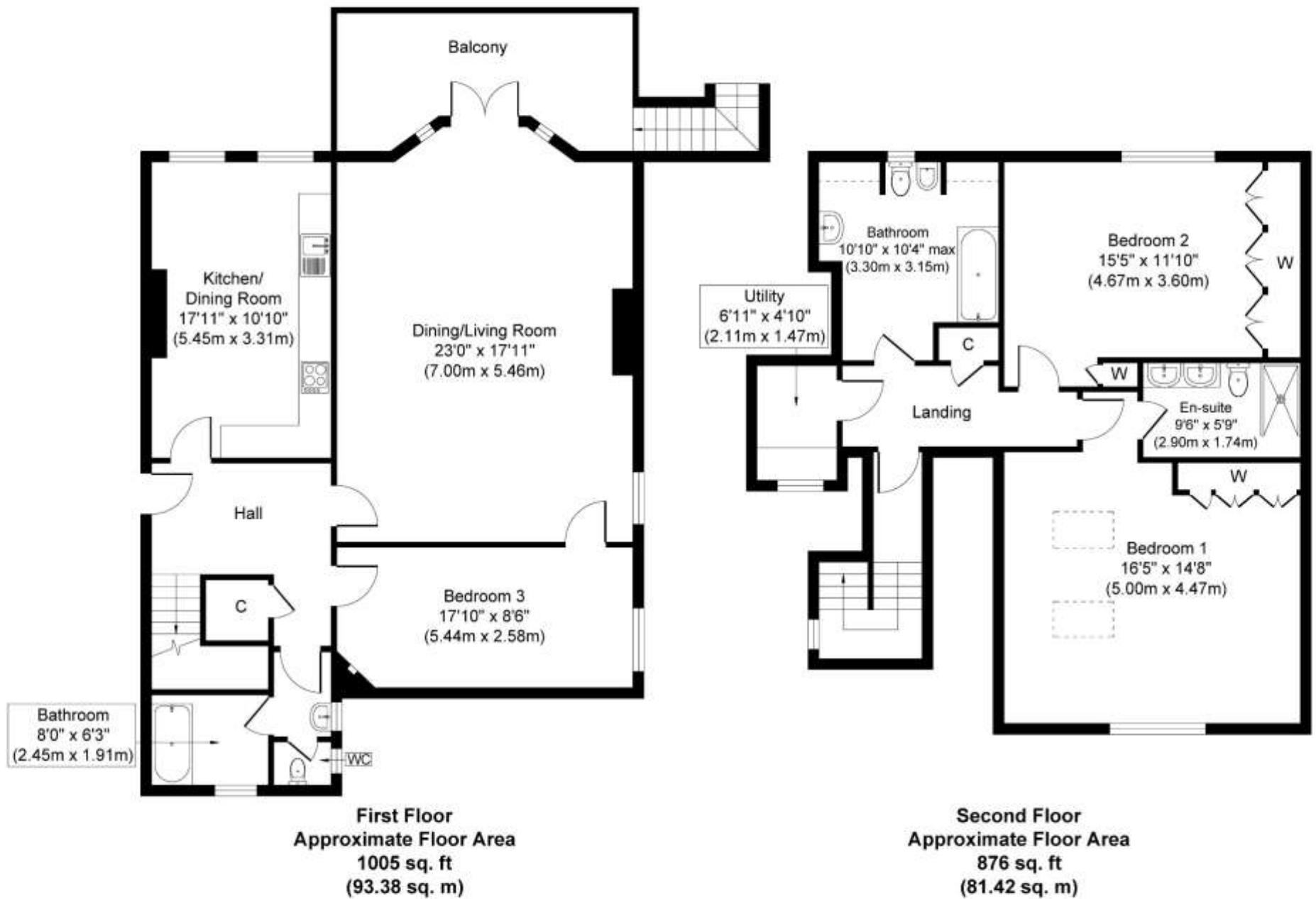
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 330 mbps download, up to 50 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** completed.blossom.stores

**VIEWING** Strictly by prior appointment only through DAVID BURR.

**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.





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The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.