



**Heath Road,  
Newmarket, CB8 8AY  
Guide Price £240,000**

**MA**  
Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## Heath Road, Newmarket, CB8 8AY

This exceptional first floor flat located in this historic period property offers elegant accommodation throughout and stunning views up Warren Hill in the heart of Newmarket's race scene.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

Accommodation is desirable and offers a well proportioned living room and kitchen, a large bedroom and an airy fully fitted bathroom.

With views over the Gallops, there is a rear communal garden and a separate garage.

Over 55's only.

Viewing is strongly recommended.

### About Newmarket:

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

### Sitting Room

16'8" x 14'10"

High-end decorated living room with featured fireplace with gas fire, bookcase shelving, TV & dual satellite reception, radiator, double glazed window looking Warren Hill gallops.

### Kitchen

14'2" x 10'10"

Fitted with matching eye and base level storage units with working surfaces over, tiled splash back areas, inset stainless steel sink and drainer with mixer tap over, integrated oven, gas-burner hob and dishwasher, wood effect Amtico flooring, radiator and window overlooking the rear aspect.

### Hallway

With extensive bookcase shelving.

### Bedroom 1

14'11" x 13'10"

Double bedroom with feature cast iron fireplace and mantel, walk in wardrobe and dressing space, radiator and window to the front aspect.

### Bathroom

Four piece suite comprising a low level WC, pedestal hand basin, panelled bath with wall mounted shower attachment, bidet, tiled walls, Amtico flooring, heated towel rail and obscured window to the side aspect.

### AGENT NOTES

Please note property is for OVER 55s only and includes a single garage.

### Property Information:

Maintenance fee - Ground Rent - £250 per annum

Service Charge £3,298 per year

EPC - E

Tenure - Leasehold

Council Tax Band - C (West Suffolk)

Property Type - 1st Floor Apartment

Property Construction – Standard

Number & Types of Room – see floorplan

Square Meters - 74 SQM

Parking – Garage available.

Additional off road parking.

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas central heating

with wall mounted gas boiler in the kitchen

Broadband Connected - Yes

Broadband Type – Superfast available,

86Mbps download, 20Mbps upload

Mobile Signal/Coverage – Ofcom

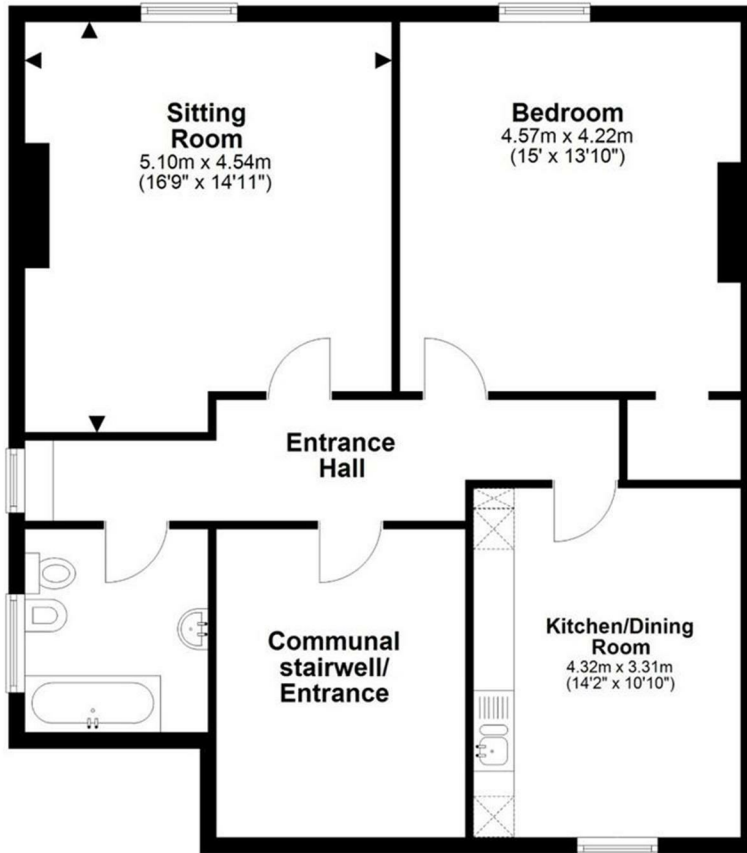
advise likely/not on all networks

Rights of Way, Easements, Covenants

– None that the vendor is aware of

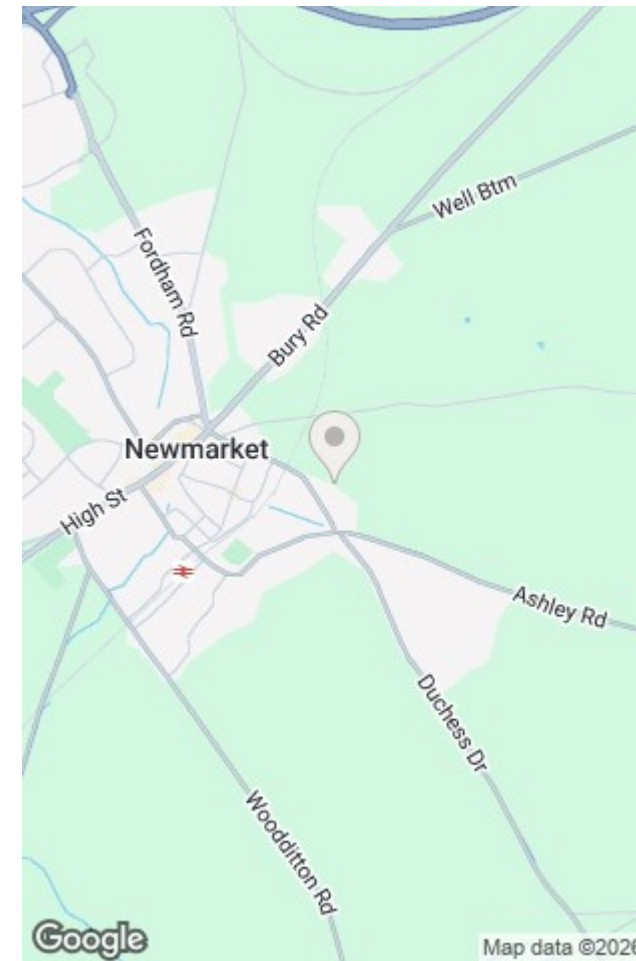


**Ground Floor**  
Approx. 73.6 sq. metres (792.2 sq. feet)



Total area: approx. 73.6 sq. metres (792.2 sq. feet)

All measurements are approximate and as a guide only  
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>76</b>
	<b>52</b>
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) <b>A</b>	
(69-80) <b>B</b>	
(55-68) <b>C</b>	
(39-54) <b>D</b>	
(21-38) <b>E</b>	
(1-20) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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