



1 CECIL LODGE, FALMOUTH AVENUE, NEWMARKET, SUFFOLK, CB8 0GZ

Asking Price £299,995

[TYLERS.NET](https://www.tylers.net)

No onward chain A stunning and spacious 3-bedroom duplex apartment of about 1,300 sq ft, forming part of an exclusive gated complex with 2 allocated parking spaces, conveniently situated within walking distance of the High Street and Rowley Mile Racecourse and easy access to the A11/A14 and M11.



Newmarket is renowned as the headquarters of British Horseracing and offers an interesting and varied range of local shops and amenities. These include the National Horseracing Museum, National Stud, hotels, restaurants and leisure facilities. There is a regular railway service to the neighbouring towns of Bury St Edmunds and the University City of Cambridge both of which are approximately 13 miles from Newmarket.

- No chain
- Spacious property with high ceilings
- Long lease with over 950 year remaining
- 2 allocated parking spaces
- EPC rating 'C'

Communal entrance hall

with personal door to

Reception Hall

with cloaks cupboard, two double glazed windows to side, beechwood staircase to the lower ground floor level with inset lighting, radiator, beautiful twin timber doors to;

Dining Room

with double glazed window to side, radiator, openings to kitchen and living room.

Living Room

with two windows to side elevation with fitted shutters, TV point, radiator.

Kitchen

with single drainer stainless steel sink unit, cupboard below, matching wall floor and drawer units with working surfaces and tiling to splashback areas, built in electric oven, hob and cooker hood. Built in washing machine, dishwasher and fridge/freezer. Vaillant gas combination boiler and two double glazed windows to side.

Bedroom 2

with two double glazed windows to side and one to rear, radiator.

Bedroom 3

with double glazed window to rear, radiator.

Bathroom

with P shaped bath, shower over and curved screen, low level WC, pedestal wash basin, ceramic tiled floor with thermostatically controlled electric under floor heating.

Lower ground floor hall

with under stairs cupboard, door and window to;

Study/Large dressing room

with radiator (note, this room has no window)

Bedroom 1

with fitted wardrobes providing hanging and shelving, double glazed French doors to the courtyard, radiator, door to;

Ensuite shower room

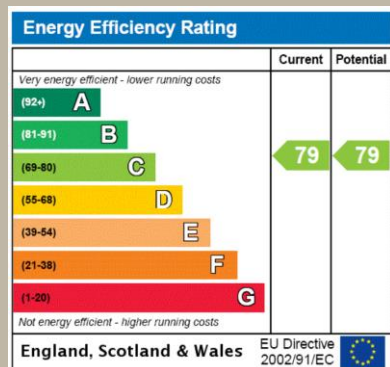
with low level WC, pedestal wash basin, shower cubical, extractor fan, ceramic tiled floor with thermostatically controlled electric under floor heating.

Outside

Security to the site is provided by a gate entry system which links to the individual apartments, with allocated parking, a communal bike and refuse store and extensive lighting to the development. The private courtyard can be accessed by a cast iron pedestrian gate.

Agents Notes

1. Tenure: Leasehold - 999 year lease from 5 March 2007
Ground rent £100pa.
Service Charge for the period 01/10/2025 to 31/03/2026 - £1415.21. This figure includes the contribution to the reserve fund.
3. Council tax band: E - West Suffolk Council



Cambridge
104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

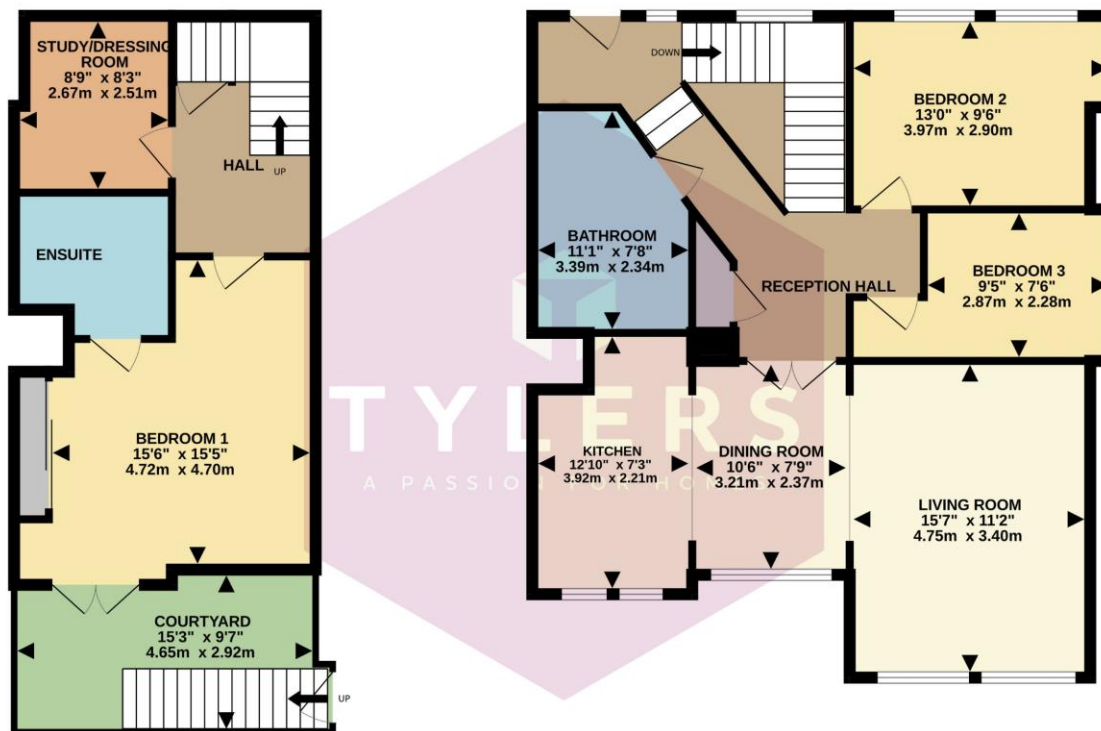
Histon
19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham
Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

Newmarket
16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

LOWER GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

GROUND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 1195sq.ft. (111.0 sq.m.) approx.
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Registered address; Salisbury House, Station Road, Cambridge, CB1 2LA Company Number 7535939 VAT Number 934 673 206

