



Flat 6, Graham House
Newmarket

DAVID
BURR





Flat 6, Graham House, Birdcage Walk, Newmarket CB8 0NE

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.

A beautifully presented and notably spacious two-bedroom apartment extending to over 1,000 sq. ft., located on the ground floor of this attractive split-level building and set within well-maintained grounds. The apartment has been significantly improved by the current owners and offers well-balanced accommodation comprising an entrance hall, generous sitting room, kitchen/dining room, two double bedrooms and two bathrooms. Further benefits include a garage and allocated parking.

A superbly improved and generously proportioned ground-floor apartment offering over 1,000 sq. ft. of stylish accommodation in a sought-after Newmarket setting.

ENTRANCE HALL Tiled floor with three fitted storage cupboards.

SITTING ROOM A particularly generous reception room featuring large windows to both front and side aspects, providing excellent natural light.

KITCHEN / DINING ROOM A stylishly appointed kitchen fitted with a range of units and drawers complemented by granite work surfaces and an inset butler sink with drainer. Integrated appliances include an oven, hob, wine fridge, dishwasher and fridge-freezer. A very useful pantry cupboard provides additional storage. There is ample space for dining, a tiled floor, and windows to the side and rear aspects.

MASTER BEDROOM A spacious bedroom with three large windows overlooking the rear aspect. The **EN SUITE** is tiled and comprises a double-sized shower cubicle, wash hand basin, WC, fitted storage and a window to the rear.

BEDROOM 2 A versatile mezzanine-style room with window to the side aspect and stairs rising to a raised sleeping platform, currently utilised as a home office while remaining well suited as a bedroom.

BATHROOM Tiled and fitted with a bath with shower over, vanity sink unit with stone basin and WC.

Outside

The property enjoys access to immaculately maintained communal gardens, available exclusively to residents of Graham House, with a predominantly south-facing aspect. There is a garage, with additional parking in front

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SERVICES Gas fired central heating, with zoned underfloor heating. Mains water, drainage, electricity and gas. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND D.

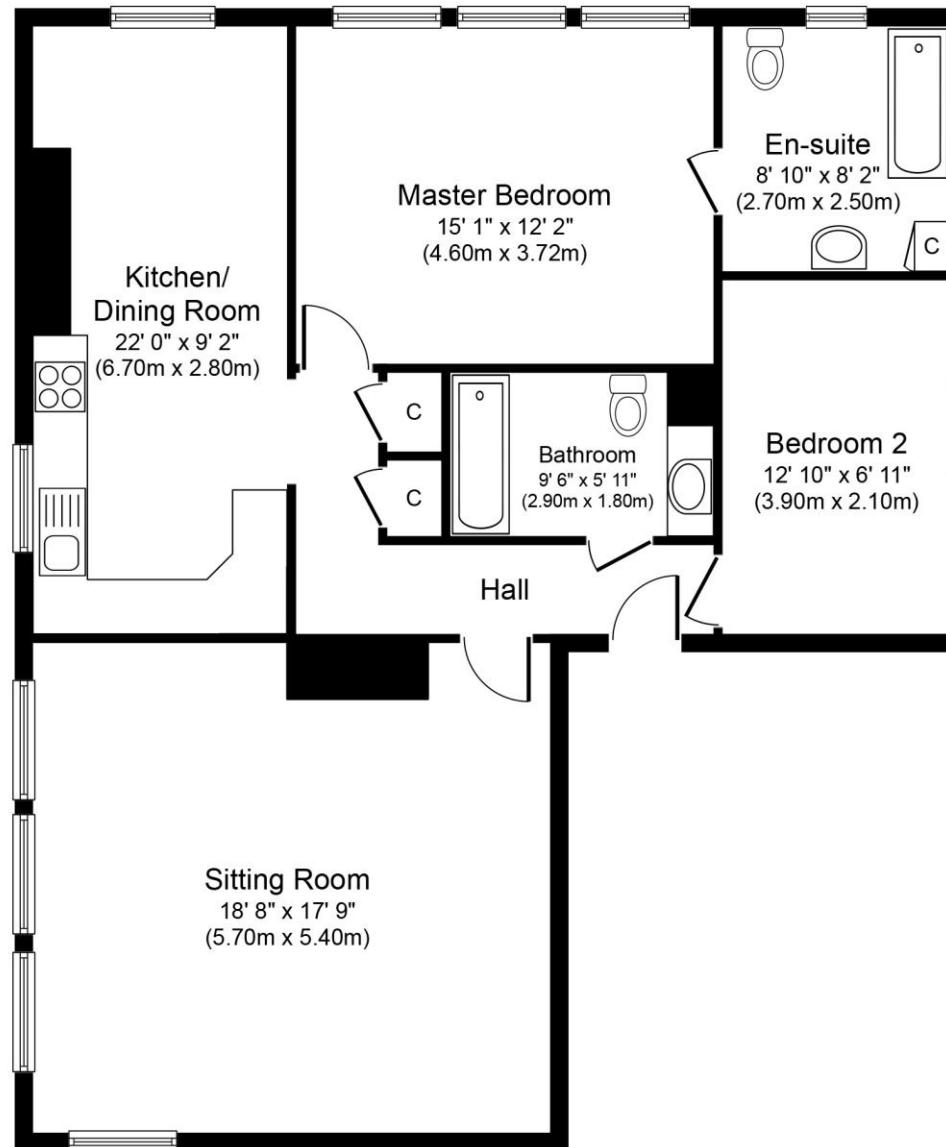
TENURE Leasehold. There is no ground rent charge. The service charge is approximately £3,816.64 per annum and the remaining years on the lease is approximately 970.

WHAT3WORDS longingly.language.music.

EPC C.

VIEWING by prior appointment only through David Burr estate agents.





Approximate Floor Area

**1,066 sq. ft.
(99.0 sq. m.)**

Garage
Approximate Floor Area

**174 sq. ft.
(16.2 sq. m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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

