

The Severals, Newmarket, Suffolk CB8 7YN

Offers Over £190,000

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* Please be aware, this property is for sale via the Modern Auction Method. * Forming part of the conversion of this imposing and historically significant late Victorian property, this upper floor apartment enjoys superb views and a well-proportioned accommodation.

Secure gated entry, landscaped communal garden and onsite leisure facilities included.

This impressive apartment offers spacious accommodation throughout comprising two generous double bedrooms, one with Ensuite, family bathroom, a high quality fully fitted kitchen and a spacious reception room with large windows providing a generous amount of natural light.

External benefits include allocated off-road parking, further visitor bays, communal gardens and access to the swimming pool, gym and sauna.

Please note; the Management company are processing an ongoing programme of works to make changes to the spa / communal areas.

Auctioneer Comments:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

Accommodation Details

With communal entrance leading through to:

Communal Entrance Hall

Communal entrance hall with staircase rising to the second floor.

Entrance Hall

Front door leading in, video phone entry, wood effect flooring, Velux roof light, radiator, doors and access through to:

Living Room 25'6" x 17'6" (7.79m x 5.35m)

Triple aspect room with exposed timber beams, LED ceiling lights, storage cupboard, radiators, wood effect flooring.

Kitchen/Dining Room 20'11" x 15'0" (6.38m x 4.58m)

With vaulted ceiling and exposed timber beams the kitchen is fitted with a matching range of eye level and base storage units with granite working top surfaces over, one and a half bowl sink with drainer and mixer tap over, built in oven, grill, microwave and separate four ring ceramic hob with stainless steel extractor hood above, integrated dishwasher, central island with integrated fridge and freezer, LED ceiling lights, radiator, dual aspect windows to front and side aspects, sliding door to utility.

Utility

With space and plumbing for washing machine, space for tumble dryer, pressurised hot water cylinder and gas fired boiler.

Bedroom 1 18'2" x 13'1" (5.55m x 4.00m)

Built in double door wardrobe, radiator, two windows to the rear aspect.

Bedroom 2 13'1" x 9'11" (4.00m x 3.04)

Built in double door wardrobe, radiator, window to the rear aspect, sliding doors to:

Ensuite 13'1" x 4'2" (4.00m x 1.29m)

Suite comprising concealed unit WC, hand wash basin and shower cubicle, shaver point, radiator, extractor fan.

Bathroom 9'5" x 7'4" (2.88m x 2.24m)

Suite comprising concealed unit WC, hand wash basin, panelled bath with shower attachment over, fully tiled shower cubicle, part tiled walls, chrome heated towel rail, extractor fan, obscured window to the front aspect.

Outside

Leading in to the property are automatic electric gates, a block paved driveway, parking for residents and visitors, single garage with remote controlled electric door, connected to power and light and communal gardens that are laid mainly to lawn with shrub boarders, gravel pathways, timber fencing and high level wall boundaries.

Leisure Facilities

The property includes private use of onsite leisure facilities to include; gym, swimming pool, sauna and jacuzzi.

Agents Notes

Service/Maintenance charge: £5919.34 per annum
Ground Rent: £200 per annum
Tenure: Share of freehold

Location - What 3 Words - ///inert.seating.quilting

PROPERY INFORMATION

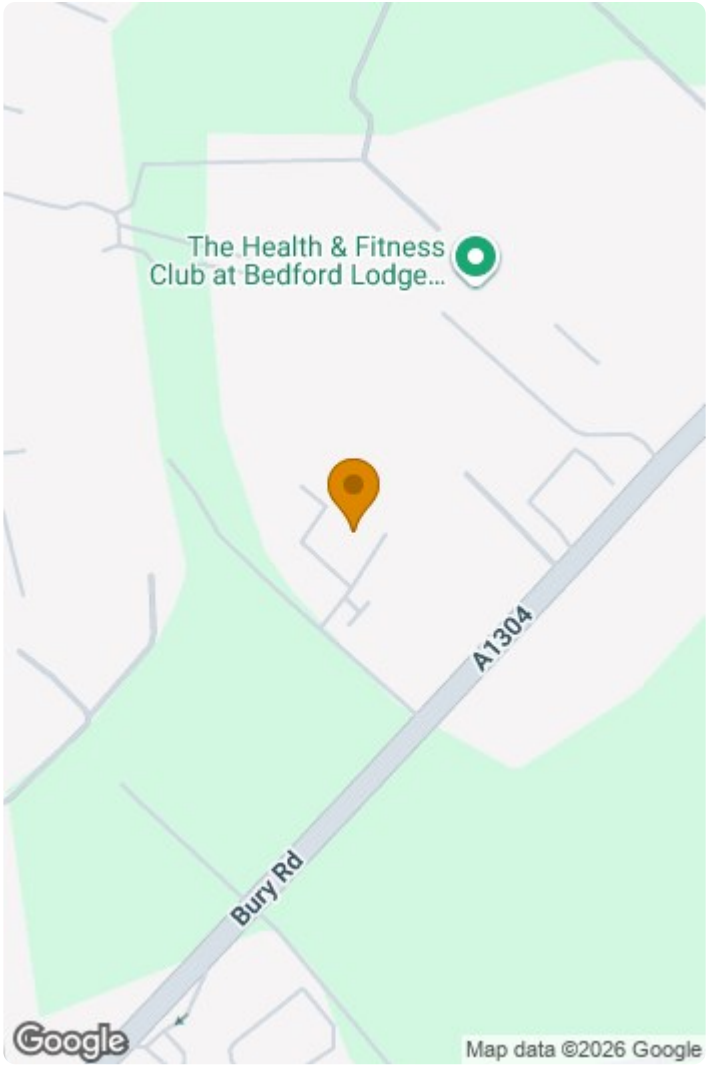
Maintenance fee - See Agents Notes
EPC - C
Tenure - Leasehold
Council Tax Band - F (West Suffolk)
Property Type - Top Floor Apartment
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 125 SQM
Parking – Allocated Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric Heating
Broadband Connected - tbc
Broadband Type – Superfast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

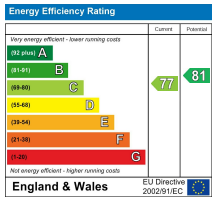
GROUND FLOOR
1266 sq.ft. (117.6 sq.m.) approx.

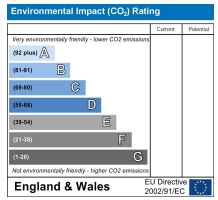


TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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