

Clarke Philips

Estate Agents & Property Management



£1,350 Per Month

6 HYPERION COURT, FALMOUTH AVENUE | NEWMARKET | CB8 0NA

Spacious second floor apartment situated a popular development. The apartment has the benefit of a south facing balcony, with Communal Gardens, gym and sauna. The light and spacious open-plan lounge/diner has a glazed door leading onto the balcony. Modern kitchen with breakfast bar and integrated appliances. Master Bedroom with built in wardrobes and high specification en-suite bathroom with separate WC. Walking distance to Newmarket Train Station, Town Centre and Newmarket Race Course.

Entrance Hall

Generous entrance hall with spacious Airing/Storage cupboard.

Lounge/Diner 18'3" x 16'1" (5.55m x 4.89m)

Spacious room with double doors leading to balcony and bespoke fitted media unit.

Kitchen Area 8'7" x 14'9" (2.62m x 4.49m)

Fully fitted kitchen with a range of wall and base mounted units, one and a half bowl sink and drainer, integrated appliances including a four ring ceramic hob with extractor hood, single oven, microwave, dishwasher, full height fridge/freezer and washer dryer. Dormer window to front aspect used as breakfast bar area.

Master Bedroom 12'6" x 17'6" (3.82m x 5.34m)

Selection of build in wardrobe space with mirrored sliding doors.

En Suite Bathroom 9'11" x 7'3" (3.03m x 2.21m)

Fully tiled en suite bathroom with a large walk in shower and Bath, Low level WC. Vanity unit with basin and Low level WC.

WC

Low level WC, hand wash basin.

Balcony

South Facing balcony

Communal Gardens, Gym & Sauna

The apartment benefits from communal gardens, sauna, and gym with shower/changing rooms.

Other Information

Tenure: Reminder of 999 year leasehold started in 2004. Approximately 980 years remaining.
Local Authority: Forest Heath District Council. (Council Band D)
Services: Mains water, electricity and drainage.
Service Charge: Approximately £3258.18PA (2022)
Ground Rent £273.98 (2022)

Directions

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