



**Belmont Court, Newmarket CB8 9BP**

**Guide Price £215,000**

**MA**  
Morris Armitage  
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A second floor apartment, superbly set on the edge of the town centre and positioned in striking distance of the famous Rowley Mile Racecourse.

Offering light and airy accommodation throughout, this property enjoys entrance hall, living room/dining room with featured balcony, kitchen, two double bedrooms and family bathroom.

Externally the property offers communal gardens and garage facilities.

No chain.

#### **Entrance Hall**

With doors leading to all rooms. Built-in storage cupboards. Airing cupboard.

#### **Kitchen 10'9" x 8'11" (3.30m x 2.72m)**

Modern kitchen with a range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated oven with electric hob and extractor fan above. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Window to the front aspect. Tiled splashbacks. Door to entrance hall.

#### **Living Room 12'5" x 11'10" (3.81m x 3.63m)**

Spacious living room with French doors leading to balcony with full height windows either side and views over the communal garden. Electric storage heaters. Door to entrance hall.

#### **Bedroom 1 12'6" x 9'8" (3.83m x 2.96m)**

Generous bedroom with window overlooking communal gardens. Electric storage heater. Door to entrance hall.

#### **Bedroom 2 12'2" x 9'8" (3.72m x 2.96m)**

Generous bedroom with window to the front aspect. Electric storage heater. Door to entrance hall.

#### **Bathroom 8'7" x 5'2" (2.64m x 1.59m)**

White suite comprising low level W.C., pedestal hand basin and panelled bath. Tiling to wet areas. Door to entrance hall.

#### **Outside**

Secure communal entrance. Well maintained communal gardens. Garage facilities.

#### **PROPERTY INFORMATION**

Maintenance fee - Circa £750 per annum

EPC - E

Tenure - Leasehold - approx. the lease has 985 years on it

Council Tax Band - C (West Suffolk)

Property Type - Top Floor Apartment

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 64 SQM

Parking – Garage Facilities

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric Storage Heaters

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

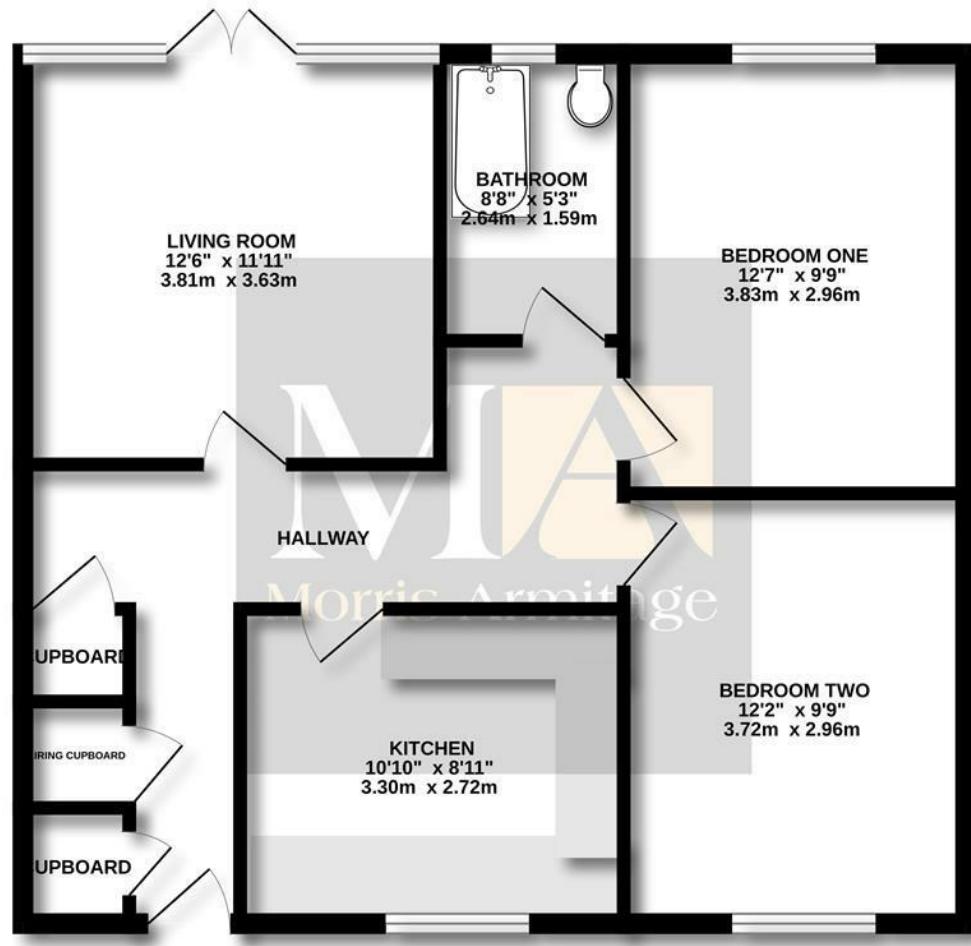
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

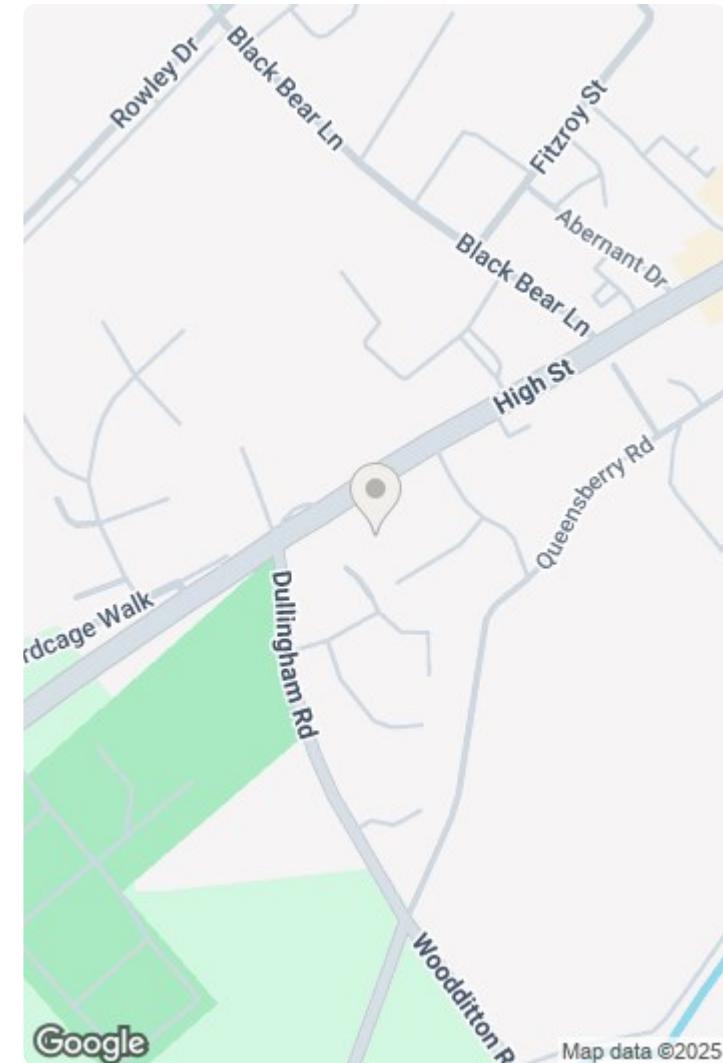
#### **Location**

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.

## GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			78
(69-80) C			
(55-68) D			
(39-54) E			42
(21-38) F			
(1-20) G			
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	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

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