



Hillside, Heath Road, Newmarket, Suffolk

Pocock + Shaw

22 Hillside  
Heath Road  
Newmarket  
Suffolk  
CB8 8AY

A 2 bedroom first floor apartment with truly exceptional views over the horse racing gallops and Newmarket Heath. The property forms part of an established development of apartments specifically for people over 55 years of age and offers potential for updating and improvement. The apartment can be accessed via a lift located close to the property and benefits from a generous living room/dining room with a bay window over looking the Heath, attractive communal gardens and a parking area nearby.

Guide Price £135,000 Leasehold



**Location** Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic town of Bury St Edmunds, both approximately 13 miles from Newmarket.

### Accommodation

**Entrance hall** with a part glazed uPVC entrance door, built in cupboard, glazed screen leading to the living room.

**Living room/ dining room** a generous sized room with a bay window offering delightful views over the horse racing gallops.

**Kitchen** with a range of fitted base and wall mounted units, worktops with sink and drainer, built in cupboard.

**Bedroom 1** with fitted bedroom furniture, window over looking the heath and gallops.

**Bedroom 2** with fitted cupboards and shelving.

**Bathroom** with a bath, hand basin and low level WC.

**Outside** The property forms part of the Hillside retirement homes development situated off a no through road and with exceptional uninterrupted views over the heath and horse racing gallops.

The development offers attractive well maintained communal gardens with lawned areas and ornamental trees and a communal residents and visitors parking area to the left side of the property. A nearby lift provides good access to this first floor apartment via a communal external landing.

### Services and tenure

**Tenure** The property is leasehold. The apartment is held on the residue of a 125 year lease granted in 1987.

There is a service charge of £3,298.44 per annum - £824.61 Paid quarterly to cover the communal maintenance, lighting, buildings insurance and an annual ground charge of about £250 per annum.

**Services** Mains water, drainage and electricity are connected. The property is not in a conservation area and is in a low flood risk area. The property has a registered title.

Internet connection, basic: 16Mbps, Superfast 82Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available. EPC: C

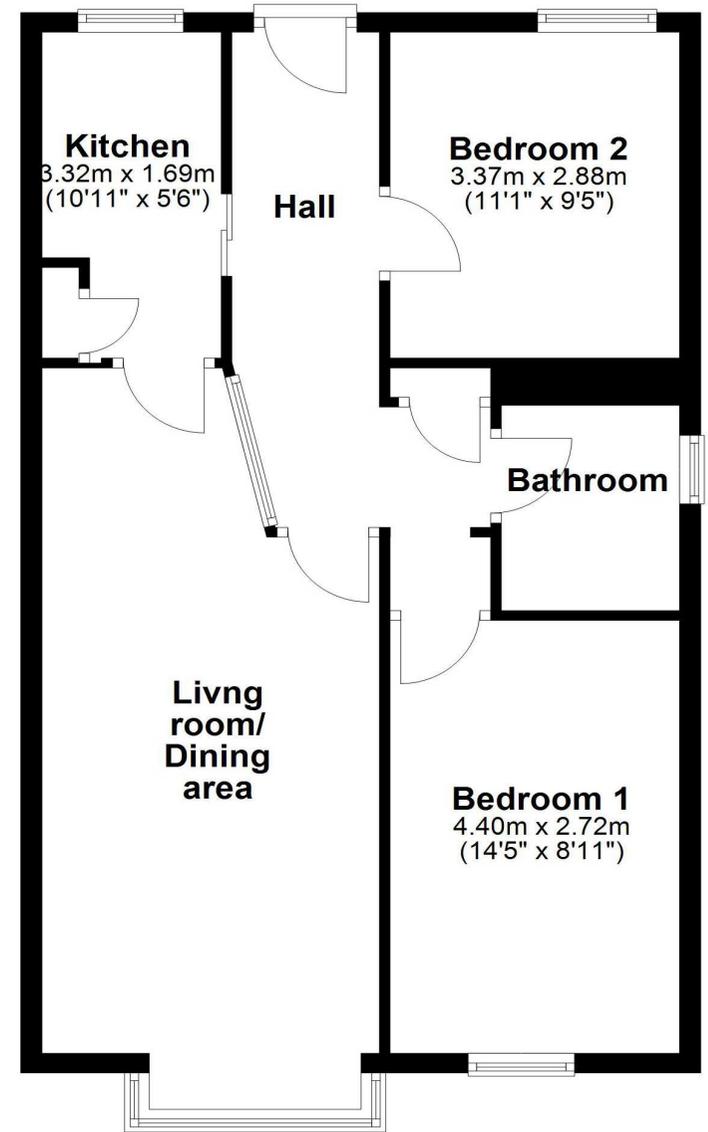
**Council Tax** B West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS





Total area: approx. 63.6 sq. metres (684.4 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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