Heath Road,
Newmarket, CB8 8AY
Guide Price £165,995

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This exceptional first floor flat located in this historic period property offers elegant accommodation throughout and stunning views up Warren Hill in the heart of Newmarket's race scene.

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

Accommodation is desirable and offers a well proportioned living room and kitchen, a large bedroom and an airy fully fitted bathroom.

With views over the Gallops, there is a rear communal garden and a separate garage.

Over 55's only.

Viewing is strongly recommended.

About Newmarket:

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.

Sitting Room
16'8" x 14'10"

High-end decorated living room with featured fireplace with gas fire, bookcase shelving, TV & dual satellite reception, radiator, double glazed window looking Warren Hill gallops.

Kitchen
14'2" x 10'10"

Fitted with matching eye and base level storage units with working surfaces over, tiled splash back areas, inset stainless steel sink and drainer with mixer tap over, integrated oven, gas-burner hob and dishwasher, wood effect Amtico flooring, radiator and window overlooking the rear aspect.

Hallway

With extensive bookcase shelving.

Bedroom 1
14'11" x 13'10"

Double bedroom with feature cast iron fireplace and mantel, walk in wardrobe and dressing space, radiator and window to the front aspect.

Bathroom

Four piece suite comprising a low level WC, pedestal hand basin, panelled bath with wall mounted shower attachment, bidet, tiled walls, Amtico flooring, heated towel rail and obscured window to the side aspect.

AGENT NOTES

Please note property is for OVER 55s only.

Outside

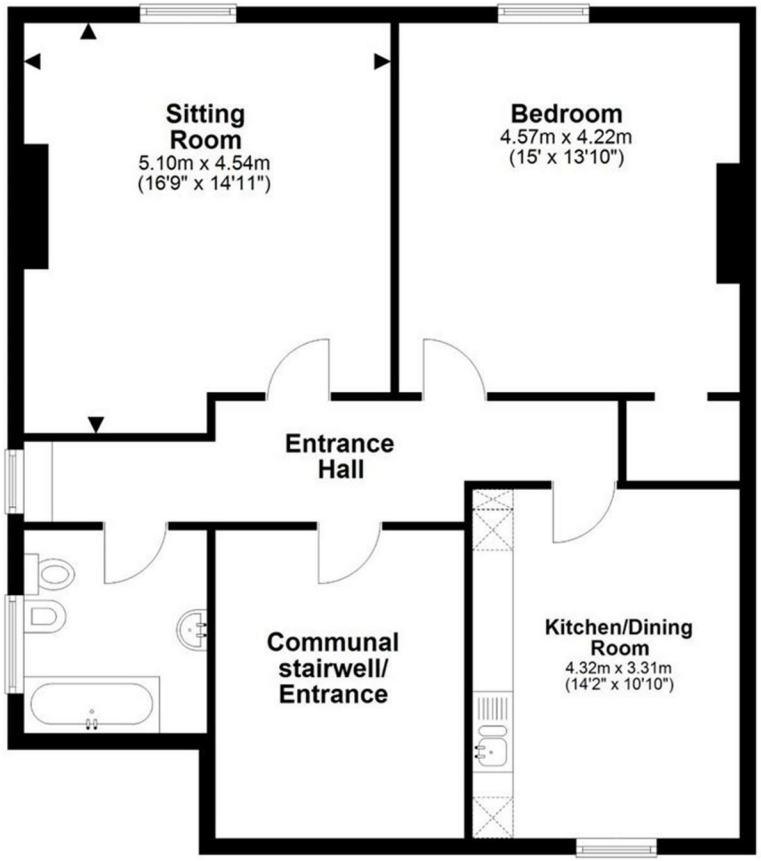
Communal garden and private single garage

Property Information:

Maintenance fee - Ground Rent - £250 per annum
Service Charge £3,298 per year
EPC - E
Tenure - Leasehold
Council Tax Band - C (West Suffolk)
Property Type - 1st Floor Apartment
Property Construction – Standard
Number & Types of Room – see floorplan
Square Meters - 74 SQM
Parking – Off road parking.
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas central heating with wall mounted gas boiler in the kitchen
Broadband Connected - Yes
Broadband Type – Superfast available, 86Mbps download, 20Mbps upload
Mobile Signal/Coverage – Ofcom advise likely/not on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

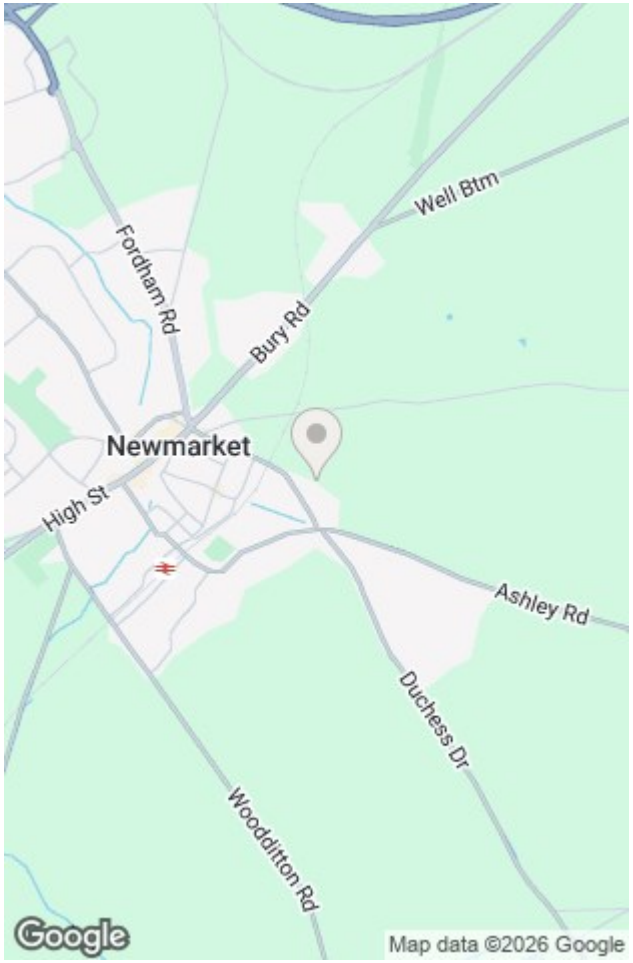
Ground Floor

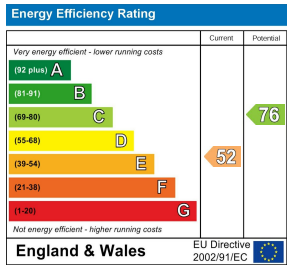
Approx. 73.6 sq. metres (792.2 sq. feet)

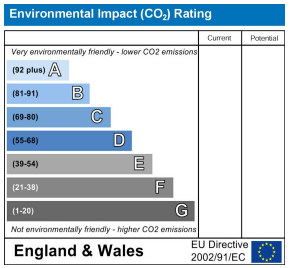


Total area: approx. 73.6 sq. metres (792.2 sq. feet)

All measurements are approximate and as a guide only
Plan produced using PlanUp.







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