Bury Road, Newmarket, CB8 7YN

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Bury Road

Newmarket,
CB8 7YN

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Guide Price £425,000

- Exclusive Sought After Gated Development
- Views over The Severals Training Ground
- 2 Bedroom First Floor Apartment
- Luxury Bespoke Ensuite & Bathroom
- Modern Kitchen/Dining/Living Room
- Communal Gardens & Leisure Facilities
- Allocated Parking

An immaculately presented, contemporary 2 bedroom apartment set within an exclusive gated development overlooking The Severals training grounds. Ideally positioned just off Bury Road, the property is within easy walking distance of the High Street and its excellent range of amenities. Beautifully refurbished throughout, this stylish home offers an open plan kitchen/dining and living area, a luxurious bespoke family bathroom and ensuite shower room and electric underfloor heating throughout. Residents enjoy beautifully maintained communal grounds, allocated parking and access to a leisure suite (including a gym).

LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

ENTRANCE HALL
with oak wood flooring with electric underfloor heating, storage cupboard and an airing cupboard housing the pressurised water system and washing machine.

OPEN PLAN KITCHEN/DINING/LIVING ROOM
with a feature bio-ethanol fireplace, oak wood flooring with electric underfloor heating, double glazed window with views over The Severals Training Ground.

The modern stylish kitchen comprises a range of wall and base mounted units, stainless steel sink, a Neff double eye level oven, integrated dishwasher and Bosch fridge/freezer, downlighting, centre island breakfast bar with a Neff induction hob with pop-up extractor.

BEDROOM 1
with a double glazed window with views over The Severals.

ENSUITE SHOWER ROOM
with a walk-in double shower with digital smart controller, feature double marble pedestal sinks, low level WC, marble tiled floor and splashbacks.

BEDROOM 2
with a built in double wardrobe, double glazed window to the front aspect overlooking the Severals.

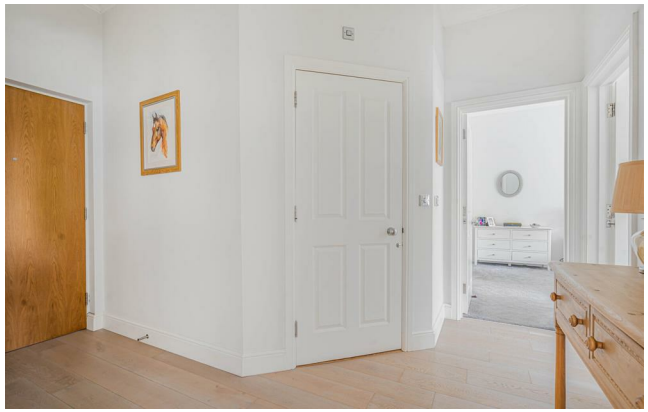
FAMILY BATHROOM
with a freestanding Heritage bath with digital controls, contemporary hand wash basin, low level WC, heated towel rail.

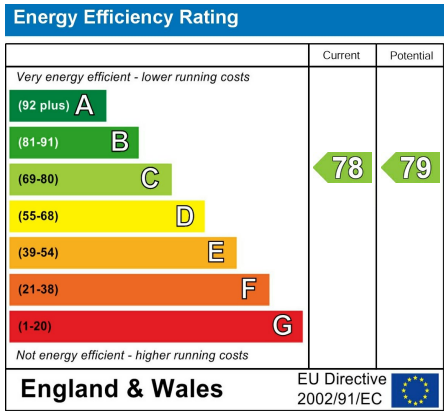
OUTSIDE
The Severals is a secure gated development accessed via electronic entrance gates with video entry systems to each apartment.

Featuring beautifully maintained communal grounds, a covered BBQ area, allocated parking and access to a leisure suite which includes a gym. A caretaker attends five times a week and a defibrillator is available on site.

SALES AGENTS NOTES
Tenure - Leasehold
Length of Lease - 999 years from 1 January 2000
Annual Ground Rent - £200
Annual Service Charge – £4,229
Service Charge Review Period - Annually

For more information on this property, please refer to the Material Information Brochure on our website.





Guide Price £425,000
Tenure - Leasehold
Council Tax Band - E
Local Authority - West Suffolk

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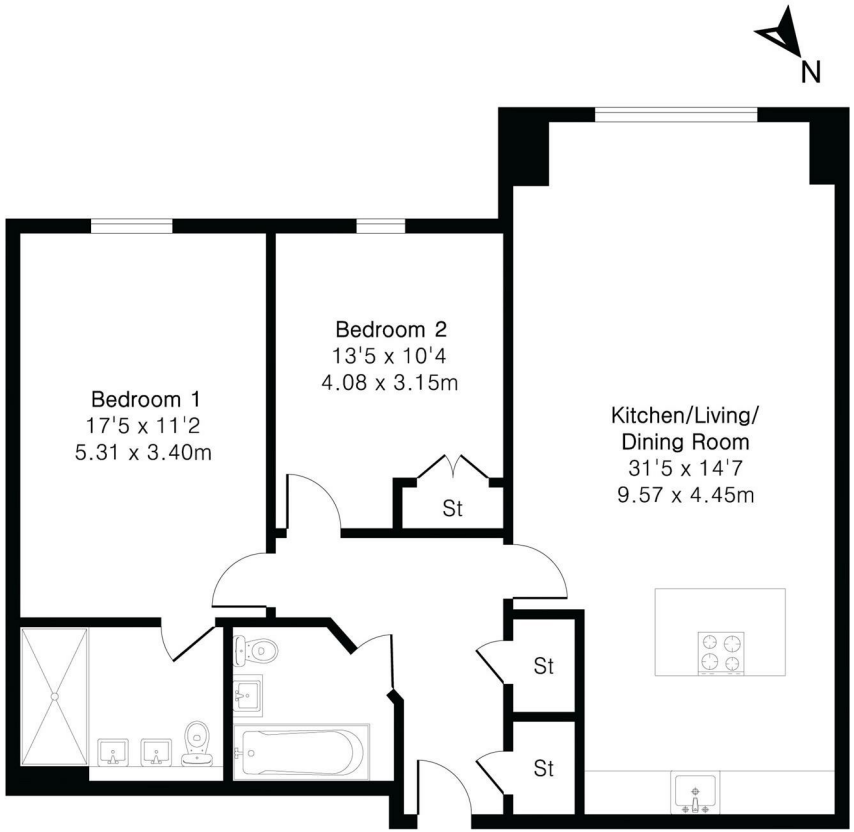
Approximate Gross Internal Area 1021 sq ft - 95 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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