



**Flat 15, Amberley House**  
**Newmarket**

**DAVID  
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# Flat 15 Amberley House, 22 Bury Road, Newmarket, Suffolk, CB8 7BU

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

This spacious two-bedroom apartment is set within one of the towns most sought after apartment complexes just moments away from the amenities of the town centre. The property spans over nearly 700 sq.ft with accommodation including an entrance hall, kitchen, spacious sitting/dining room with balcony, two double bedrooms and a separate bathroom. Outside there are communal gardens as well as allocated parking for residents with a number of visitors spaces. With the property currently being vacant, it benefits from no onward chain.

## A spacious two-bedroom apartment on one of Newmarket's most sought-after roads, just moments from the town centre.

### First Floor

**ENTRANCE HALL** With space for hanging coats, airing cupboard and doors leading through to the:

**SITTING/DINING ROOM** A spacious room with double aspect windows flooding the space with light. There is a balcony to the front providing space for alfresco dining.

**KITCHEN** With matching base and wall units with worktops over. There is an inset sink with drainer as well as integrated electric oven and electric hob above and extractor hood over. The space is complete with space and plumbing for a washing machine or dishwasher, and additional space for a free-standing fridge/freezer. A window to the rear aspect provides light and a serving hatch joins to the sitting/dining room.

**BEDROOM 1** A spacious double bedroom with built in wardrobes and storage. Double window to the front aspect.

**BEDROOM 2** Another comfortable double bedroom with two windows to the front aspect.

**BATHROOM** A generous space fitted with bath and electric shower over. There is a WC, hand wash basin, heated towel rail and window to the rear.

### Outside

The property is approached off of Bury Road and leads through the carpark with allocated parking for Flat 15. There is a bike store also and communal gardens maintained through the annual service charge detailed below.

**SERVICES** Electric heating with mains drainage, water. Note: None of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND** B.

**TENURE** Leasehold.

**LEASEHOLD DETAILS** 195 years remaining from 1986. There is also a quarterly service charge of £802.96 and a ground rent of £150 per annum.

**WHAT3WORDS** standing.chestnuts.reclaimed

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**EPC C.**

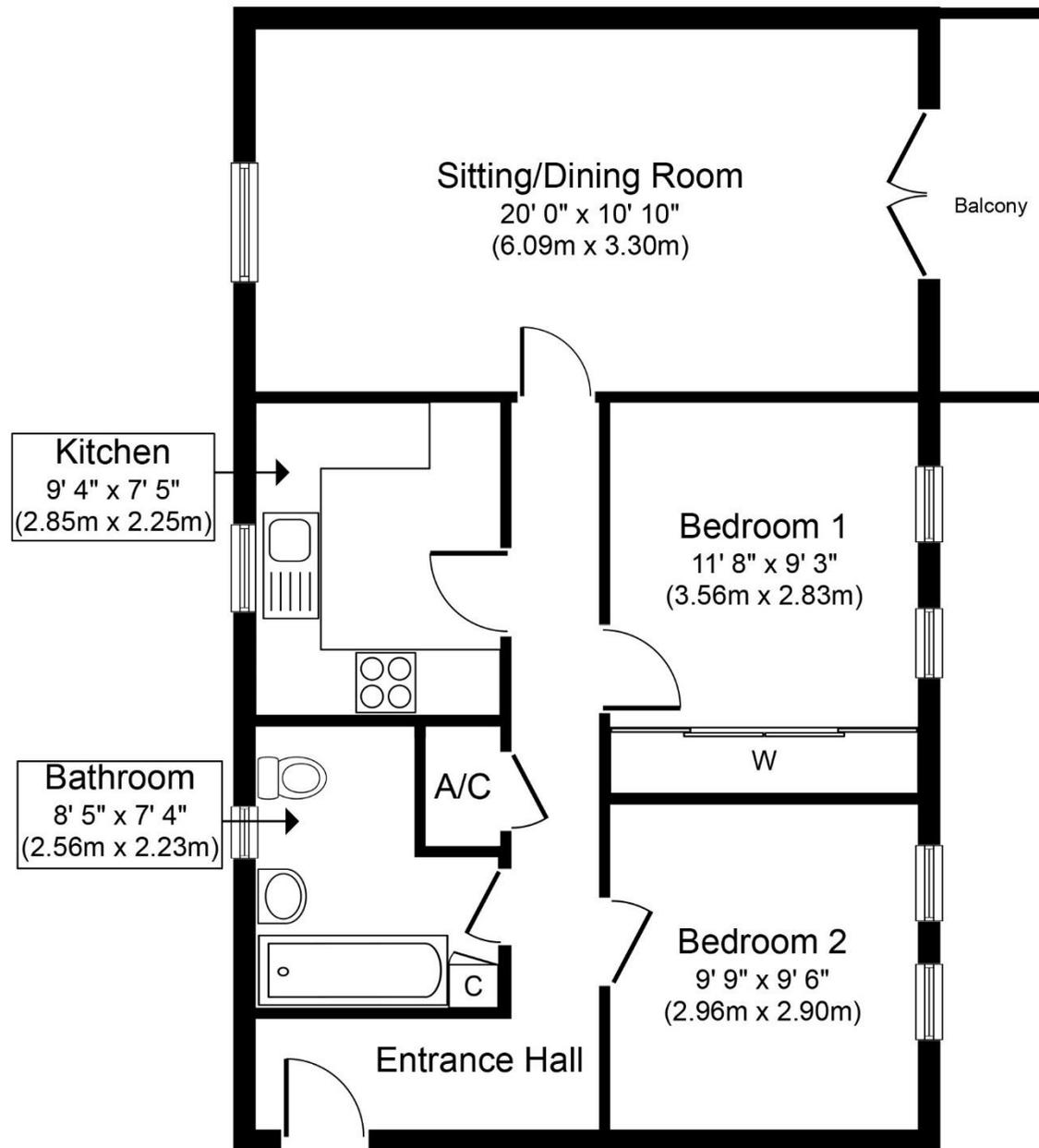
**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload. **Phone Signal:** Yes. Provider: EE, Three, O2 and Vodafone.

**VIEWING** by prior appointment only through David Burr estate agents.

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**Approximate Floor Area**  
**695 sq. ft.**  
**(64.5 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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