



Flat 8, Bryntirion Court, Newmarket, Suffolk

Pocock + Shaw

Flat 8 Bryntirion Court  
Cheveley Road  
Newmarket  
Suffolk, CB8 8FD

A well appointed 1st floor modern apartment forming part of a highly regarded development south of the town centre and close to the Gallops. No Chain.

Great 1st time buy or investment.  
EPC: C

Guide Price £165,000



**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 market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

**The Property** Bryntirion Court is a small and select development set in attractive landscaped grounds just to the south of Newmarket town centre. This well appointed flat offers most attractive and conveniently planned living accommodation which is considered to be far more spacious than many other one bedroom apartments. Situated on the 1st floor the apartment has large recently replaced UPVC double glazed windows an entrance hall, generous sitting room with bay window, fitted kitchen, large double bedroom with two built-in wardrobes and a bathroom with shower. It is considered that for this property to be in anyway fully appreciated an appointment to view is absolutely necessary. With the benefit of an electric heating system in detail the accommodation includes.

**Communal Entrance Porch** Stairs to the 1st floor. With each flat having a door entry telephone system.

**Entrance Hall** Entrance door, airing cupboard housing a lagged hot water cylinder with immersion heater fitted, entry phone system, electric heater and access to the roof space.

**Sitting Room** 5.20m (17'1") max x 3.30m (10'10") With a large UPVC double glazed bay window, TV aerial point, electric heater and archway to: -

**Kitchen** 2.33m (7'8") x 1.78m (5'10") Fitted with a range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, plumbing for a washing machine, space for a

fridge, electric oven, four ring electric hob with extractor hood over.

**Double Bedroom** 3.81m (12'6") x 3.10m (10'2") With two built-in wardrobes, wall mounted electric heater and UPVC double glazed window to the rear elevation.

**Bathroom** Comprising of a three piece suite with a bath and independent shower over, pedestal hand basin, low level WC, extensive ceramic wall tiling, strip light/shaver socket, electric towel rail/radiator, extractor fan.

#### Outside

The property has one allocated car parking space and in addition there is a provision for visitor parking. Car parking areas are attractively laid out with a number of mature trees and well stocked shrub borders. The remainder of the formal grounds are laid to lawn with shrub borders and screen fencing.

**Tenure** The leaseholders collectively own the freehold interest to the development via a limited company and therefore as collective group of owners have full control over the expenditure and maintenance of the development. It is understood there is a maintenance charge for the upkeep of the communal parts of the property and the gardens which is currently set at approximately £1800 per annum but it will be appreciated that this figure may vary from year to year.

**Services** Mains water, drainage and electricity are connected. The property is not in an conservation area. The property is in a no flood risk area. Internet connection, basic: 16Mbps, Ultrafast: 76Mbps. Mobile phone coverage by three major carriers. Virgin cable services are not available. EPC: C

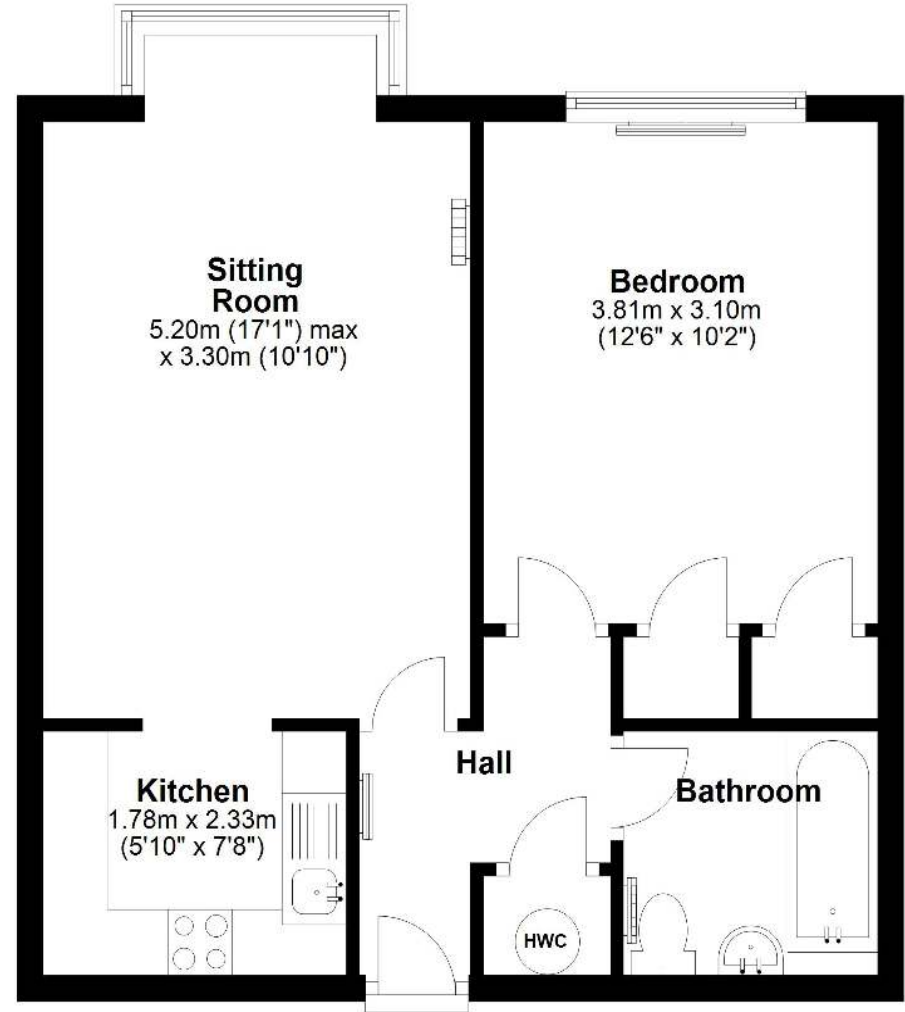
**Council Tax** B, West Suffolk Council.





## First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 42.9 sq. metres (461.7 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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