Hillside, Heath Road, Newmarket, Suffolk

Pocock + Shaw

4 Hillside
Heath Road
Newmarket
Suffolk, CB8 8AY

Enjoying stunning and far reaching views to the front access the Warren Hill training grounds and Gallops a graceful two bedroom period apartment set within the peaceful Hillside development for the over 55s.

Guide Price: £195,000
No Chain

Newmarket

Newmarket 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 Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Hillside

Hillside is set in a superb position along a private road immediately adjoining Warren Hill racehorse training grounds just over three quarters of a mile from the town centre. The development forms a converted former period house, converted coach house and a modern block of apartments.

These retirement apartments enjoy the use of a live in warden and it is a requirement of the lease that owners must be retired and over the age of 55.

Ground Floor

Entrance door to a communal hall and stairs to the flat.

Second Floor

Hall

Entrance door, electric storage heater, access to loft space, storage cupboard with a door to a second cupboard and a door providing emergency escape only.

Sitting/Dining Room 4.57m (15') x 4.24m (13'11")

With a window to front, feature fireplace with wooden surround and eclectic coal effect fire, two electric storage heaters.

Kitchen 3.28m (10'9") x 2.30m (7'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for a washing machine, space for a fridge and slimline dishwasher, electric point for cooker with extractor hood over, window to the side, electric storage heater, tiled flooring.

Bedroom 1 4.24m (13'11") x 3.68m (12'1") max

With a window to the rear, electric storage heater, two built in wardrobes.

Bedroom 2 4.54m (14'11") x 3.05m (10')

With a window to front, electric radiator, electric storage heater.

Bathroom Fitted with a three piece suite comprising of a bath with electric shower over and glass screen, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC, skylight, airing cupboard with hot water cylinder.

Outside

Hillside is set in delightful communal gardens with lawned areas and ornamental trees. There is a communal parking area to the left side of the development.

Tenure

The property is held on the residue of a 125 year lease granted in 1987. There is a service charge of £3532.44 per year (approximate) to cover the communal maintenance, lighting, buildings insurance etc. There is also an annual ground charge of about £250 per annum.
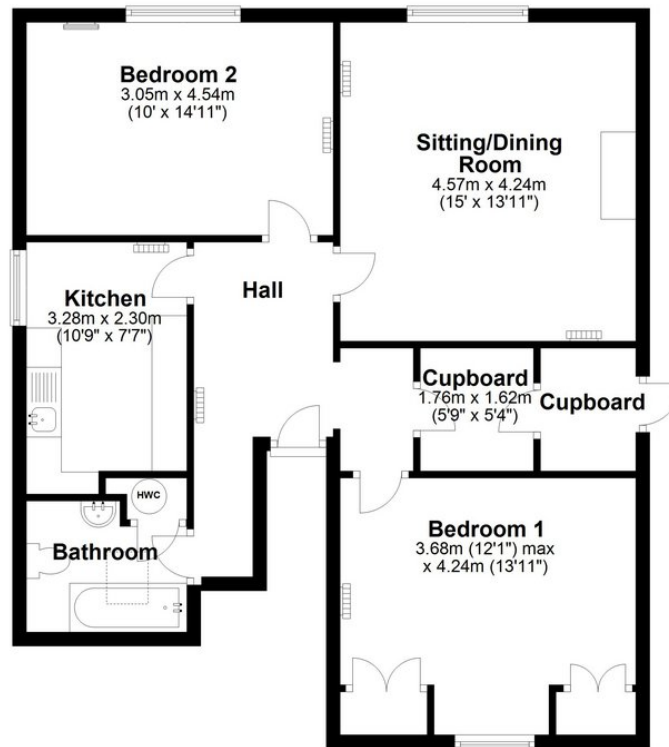
Services

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, Superfast 80Mbps. Mobile phone coverage by the four major carriers available.
EPC: TBC

Council Tax Band C: West Suffolk Council

Viewing By Arrangement with Pocock + Shaw PBS

Second Floor

Bedroom 2
3.05m x 4.54m
(10' x 14'11")

Sitting/Dining Room
4.57m x 4.24m
(15' x 13'11")

Kitchen
3.28m x 2.30m
(10'9" x 7'7")

Hall

HWC

Bathroom

Cupboard
1.76m x 1.62m
(5'9" x 5'4")

Cupboard

Bedroom 1
3.68m (12'1") max
x 4.24m (13'11")

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