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Residential sales, lettings & management



1 Belmont Court,
High Street,
Newmarket, CB8 9BP

A really smart GROUND FLOOR 2 bedroom apartment situated in a sought after location on the Cambridge side of Newmarket, convenient for the Town centre, Tattersalls and Racecourse. Large sitting room, kitchen/breakfast, two double bedrooms, refitted bathroom, garage, communal gardens.

Guide Price: £207,500



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'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.

Belmont Court occupies a most attractive position just off the High Street on the Cambridge side of town and is therefore within easy reach of the town centre and racecourse.

This particular apartment is situated on the ground floor and at the front of the building. It offers well presented accommodation with features including French doors in the sitting room opening to the communal garden, refitted bathroom and 2 double bedrooms. With the benefit of Upvc double glazing in detail the accommodation includes:-

Ground Floor

Communal Entrance Hall

Entrance Hall

With 3 built in storage cupboards, one housing a pressurised hot water cylinder. Former boiler cupboard.

Sitting Room 3.80m (12'6") x 3.59m (11'9")

With French doors to the front providing access

to the communal front garden, two windows either side, electric convector heater.

Kitchen/Breakfast Room 3.23m (10'7") x 2.70m (8'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, electric point for cooker with extractor hood, window to the rear, tiled flooring.

Bedroom 1 3.78m (12'5") x 2.89m (9'6")

With a window to the rear. Electric convector heater.

Bedroom 2 3.76m (12'4") x 2.87m (9'5")

With a window to the front. Electric convector heater.

Bathroom

Fitted with a three piece suite comprising of a bath with independent electric shower over and glass screen, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC, window to the rear, heated towel rail, tiled flooring.

Outside

Belmont Court is surrounded in communal gardens to the front and rear, laid to lawn with established planting, patio and bench. The property has a single garage situated in the garage block to the rear.

Tenure

The property is held on the residue of a 999 year lease. There is an annual service charge



of £1250 which covers the building insurance cleaning, electricity, gardening of the communal areas and gardens. The owners of this flat will acquire a 1/18th share in the freeholding company.

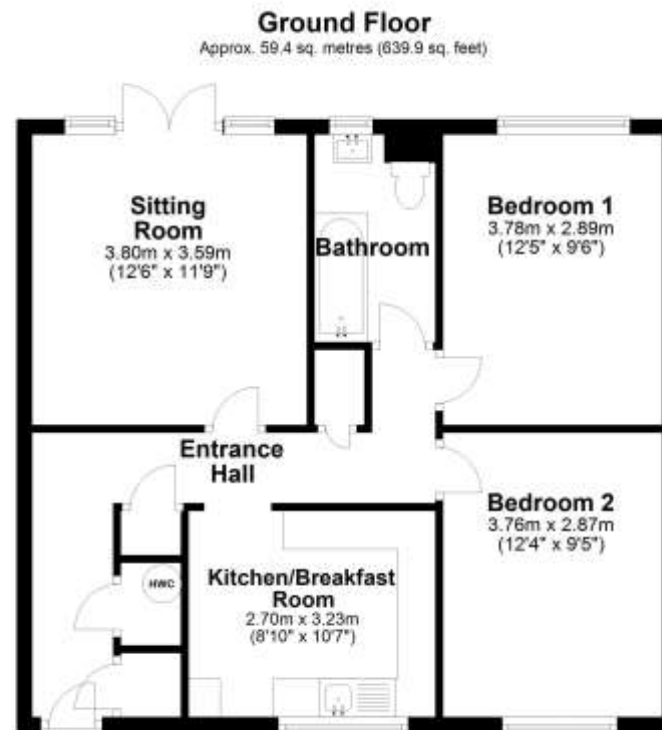
Services

Mains water, drainage and electricity are connected. Gas is connected to the building.

Note: Gas is connected to the building and at one point was to this apartment, however it is currently not an active supply

Council Tax Band: C Forest Heath District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



Total area: approx. 59.4 sq. metres (639.9 sq. feet)



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An independent firm with four local offices and London marketing via the Mayfair Office

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