



CECIL LODGE

NEWMARKET





THE DEVELOPMENT

Cecil Lodge was built at the beginning of the 20th Century by Sigismund Newman, and named after his son Cecil who was the godson of Cecil Rhodes, as a racing box to entertain King Edward VII when he raced at Newmarket.

At the beginning of the 21st Century it has been converted to an exciting new development comprising ten individual apartments. It occupies a superb and quiet location with easy access to the town centre, Newmarket's two racecourses and Tattersalls racehorse sales grounds

The existing building has been thoughtfully converted and extended to provide 4 duplex apartments, 2 ground floor apartments with private gardens and 4 further apartments on the first and second floor. Wherever possible, the quality and feel of the original property has been maintained.

The developers have paid great attention to detail and to the design of Cecil Lodge and the development will be finished to a high level of specification. All apartments will benefit from a 10 year NHBC guarantee.

NEWMARKET

Newmarket is a small bustling market town surrounded by picturesque countryside, dedicated to the breeding, training and racing of thoroughbred racehorses. Steeped in horseracing history, its reputation was first established in the reign of Charles II who from about 1670 would bring his Court every spring and summer to enjoy the racing. It is known throughout the world as the headquarters of horseracing and is home to the Jockey Club Estates, Tattersalls, the leading bloodstock auctioneers, as well as the National Stud and National Horseracing Museum.

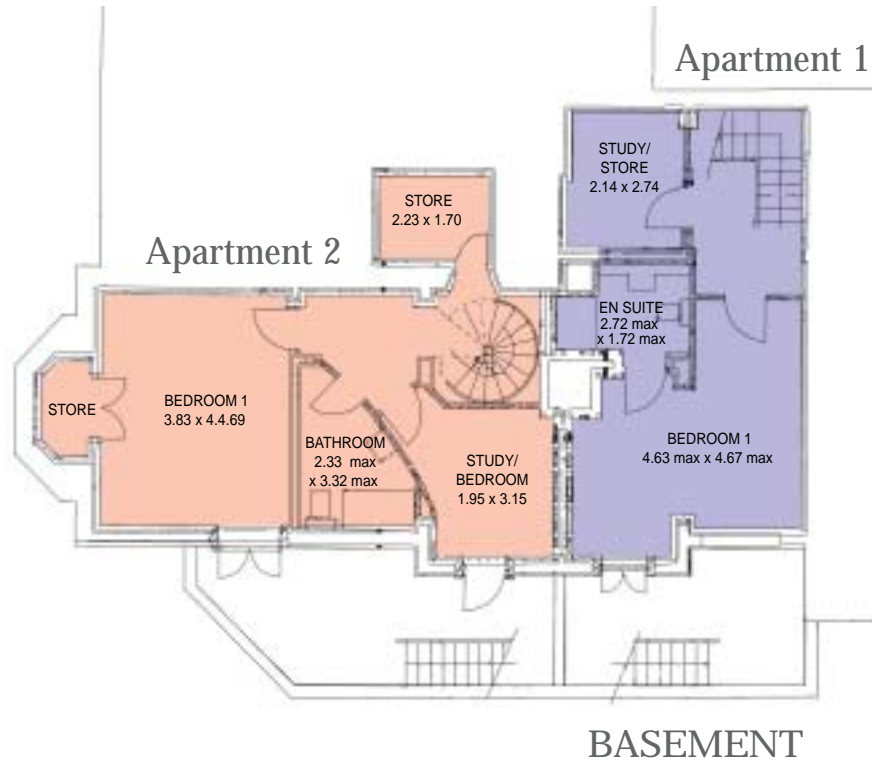
The town is a thriving community of approximately 17,000 people, offering many amenities, good schools and a wide range of shopping facilities in well known stores and traditional shops. There is also a good selection of restaurants and bars that cater for a wide variety of tastes. The sports amenities include a purpose built sports centre and swimming pool, as well as a golf course.

Newmarket has long been a fashionable and cosmopolitan centre, attracting people from all over the world. It is centrally located in East Anglia and convenient for visiting Cambridgeshire and Norfolk and the Suffolk coast with its popular seaside towns, such as Aldeburgh and Southwold with its renowned concerts held in the summer at Snape Maltings.

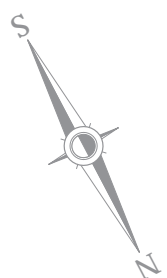
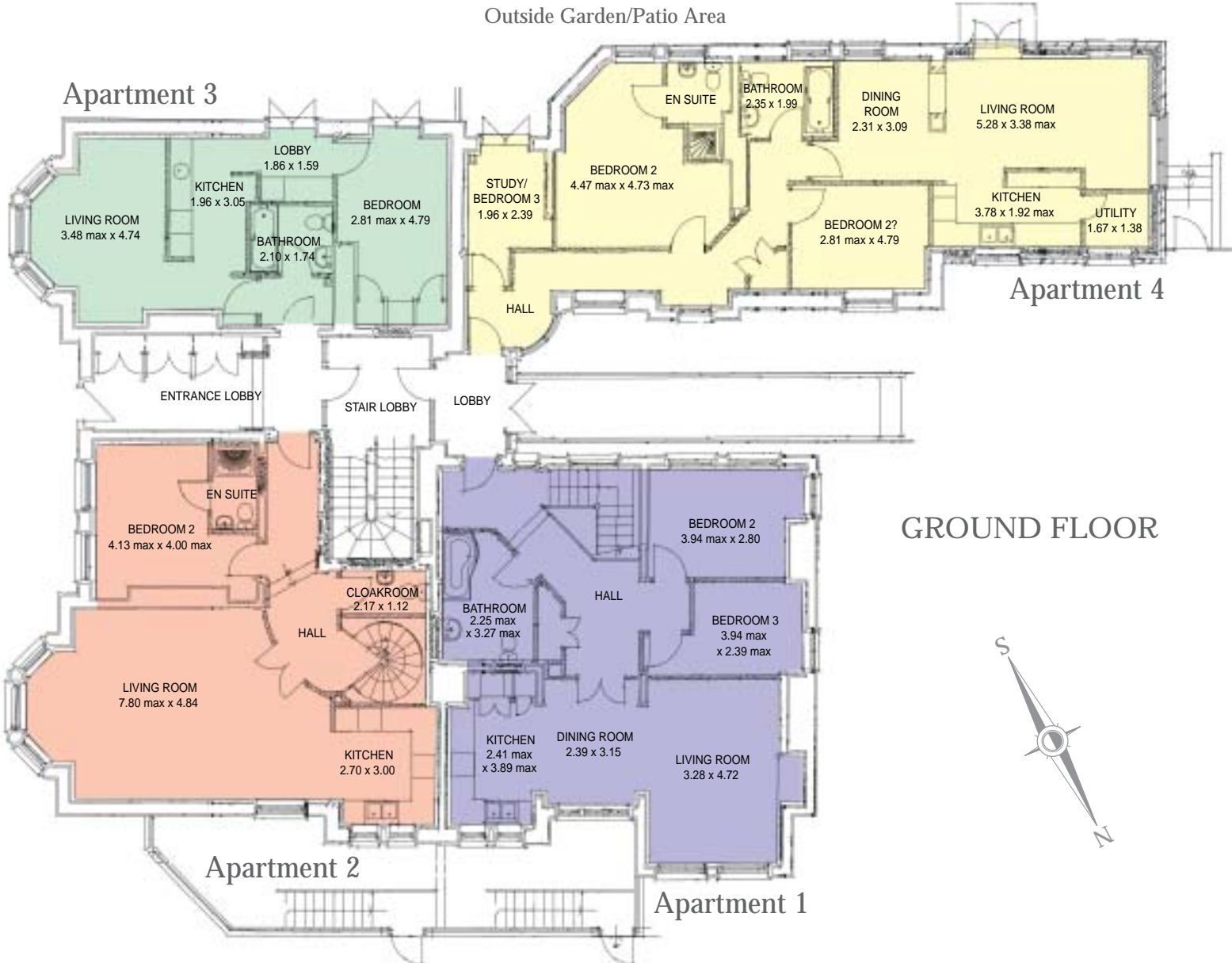
Communications from the town are excellent with Cambridge and Bury St Edmunds each approximately 15 miles away via the A14 and London approximately 60 miles via the A11 and M11. It has its own railway station linking to Cambridge, which has direct services to London King's Cross and Liverpool Street and Stansted Airport is a 35 minute drive.

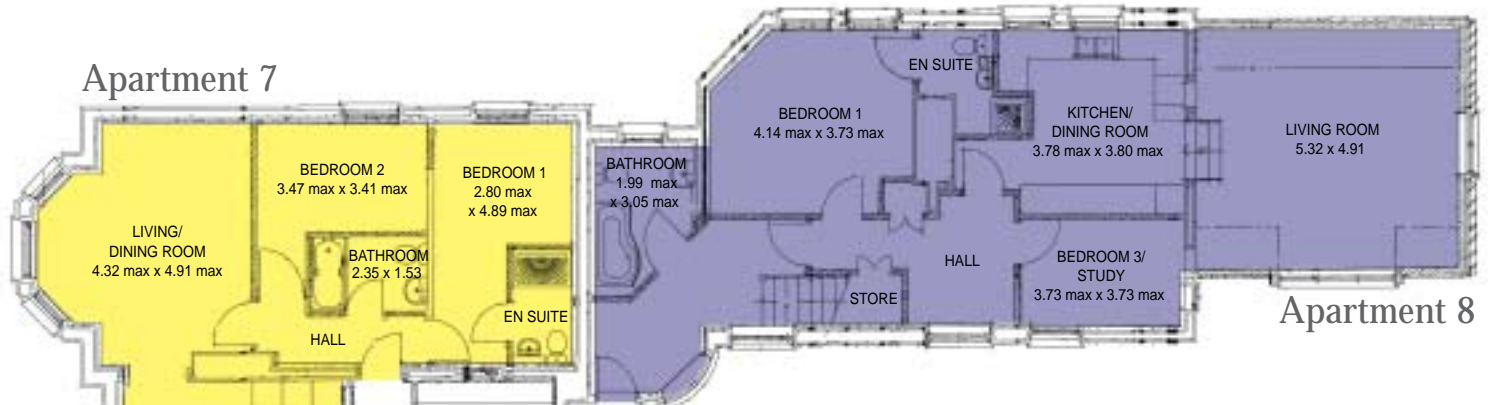
Floor Plan Guide

	Area in square feet	
	Living	Patio
Apartment 1	1284	131
Apartment 2	1359	180
Apartment 3	517	459
Apartment 4	1008	696
Apartment 5	1206	
Apartment 6	933	
Apartment 7	652	
Apartment 8	1265	
Apartment 9	718	
Apartment 10	819	
Total	9763	1465

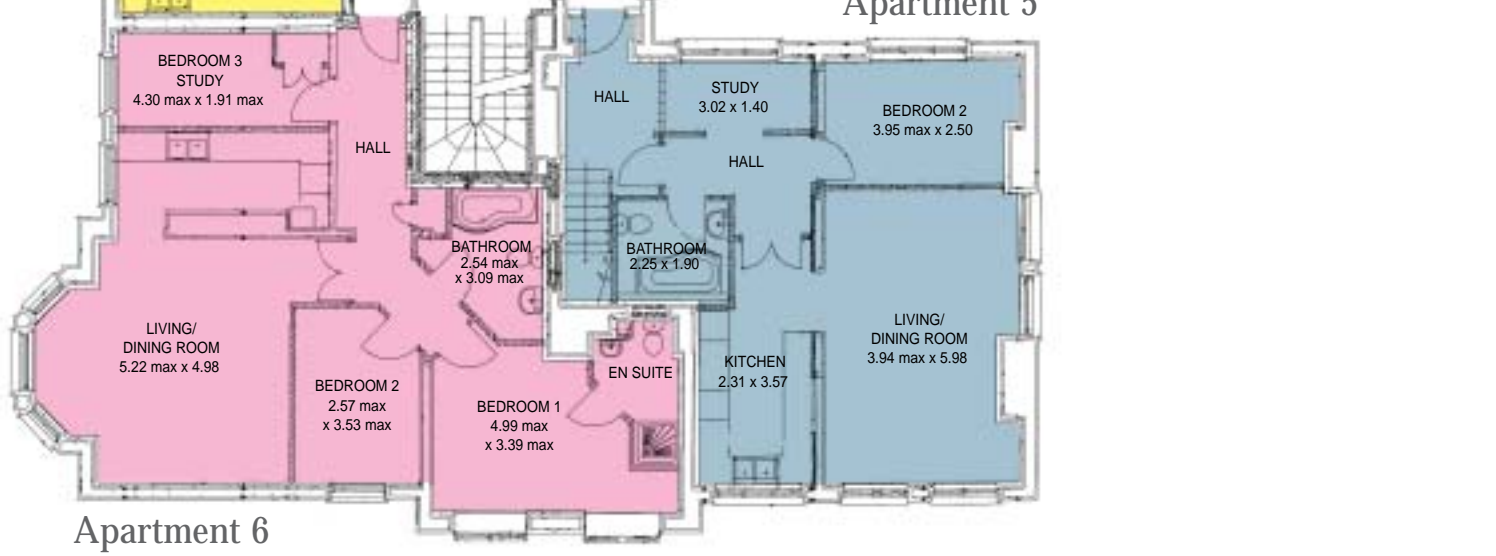


Outside Garden/Patio Area





FIRST FLOOR



SECOND FLOOR

INTERNAL SPECIFICATIONS

All apartments have been designed to use the best of the original architecture to create a spacious individual feel of space and comfort. They benefit from heating and hot water provided by individual gas fired combi boilers with thermostatically controlled radiators and hot water.

The apartments have been designed to the highest standards for noise and thermal insulation. The sash and casement windows are of high performance upvc with tilt and turn locking system for easy access and cleaning. All rooms have flush solid core horizontally veneered doors in Red Oak with brushed stainless steel furniture. The entrance door to each flat is a matching solid Red Oak door.

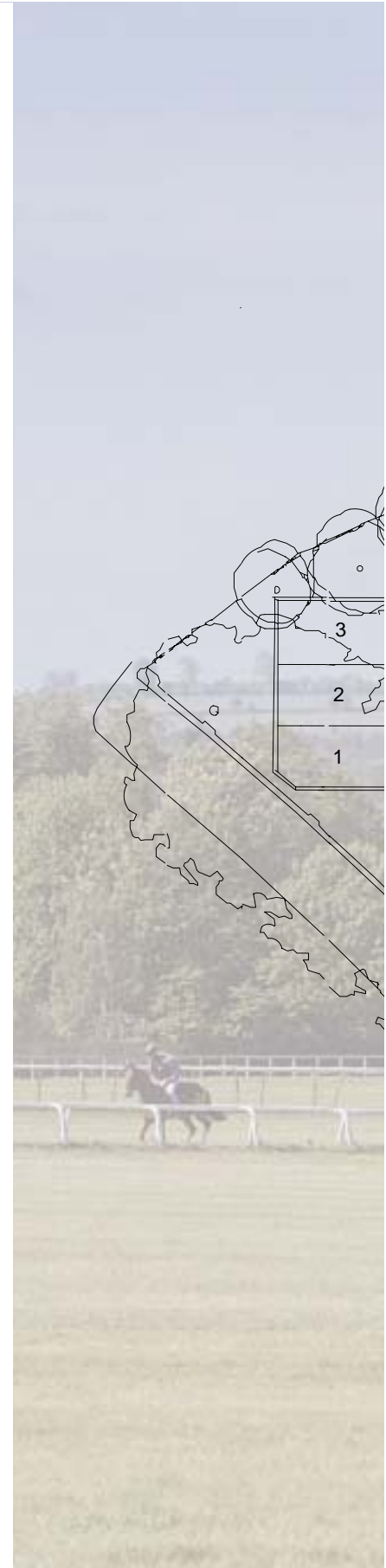
There are low wattage down lighters in all rooms, which in the main bedrooms can be controlled from the bed, to create an intimate homely feel. All electrical switches and sockets are in brush aluminium to maintain the modern clean lines. Duplex apartment's have additional feature lighting to their internal stairways. Viz-Com interactive's passive electrical installation provides optional access to TV, Telephone, and Computer links throughout the apartment's main rooms. This with the right equipment will link you to Sky & Sky+ services as well as terrestrial TV both DECT and standard telephones. PC's can connect to the Internet and other computers in the flat via the RJ45 wall points via the apartments patch panel. (Broadband router not provided).

The well equipped kitchens have oak veneered or oak effect units with satin finished contemporary handles and are fitted with full size Firenzi integrated dishwashers, fridge/freezers and washing machines, Zanussi multi function stainless steel faced electric ovens and ceramic glass 4 ring electric hobs with cooker hood integrated into the overhead wall cupboards. Worktops are of polished black granite and the full tiled splash-backs are in a porcelain mocca colour. The floors are laid with a slate effect porcelain tile.

All bathrooms and en-suites are fitted with white suites from the Ideal Standard "Space" range. The selected baths with showers have integral curved screens and the showers have glass screen doors. Natural Travertine Mosaic has been used to the shower and bath areas to contrast with tiled floors. Thermostatically controlled electric underfloor heating is installed in all bathrooms and en-suites.

The communal areas are fully carpeted with solid beechwood stairs, hand rails and newel posts. The garden has been landscaped with a large paved area for communal use. Security to the site is provided by a gate entry system that links to the individual flats and there are extensive courtesy lights around the site that contains a communal bicycle and refuse store. As Falmouth Avenue is a private road with sufficient visitor parking all the 15 parking spaces on the site will be allocated to the residents.

Tenure will be by way of a 999 year lease and a share in the management company that will hold the freehold of the property following the sale of the last apartment. Service charges have been estimated and are available on a separate schedule.

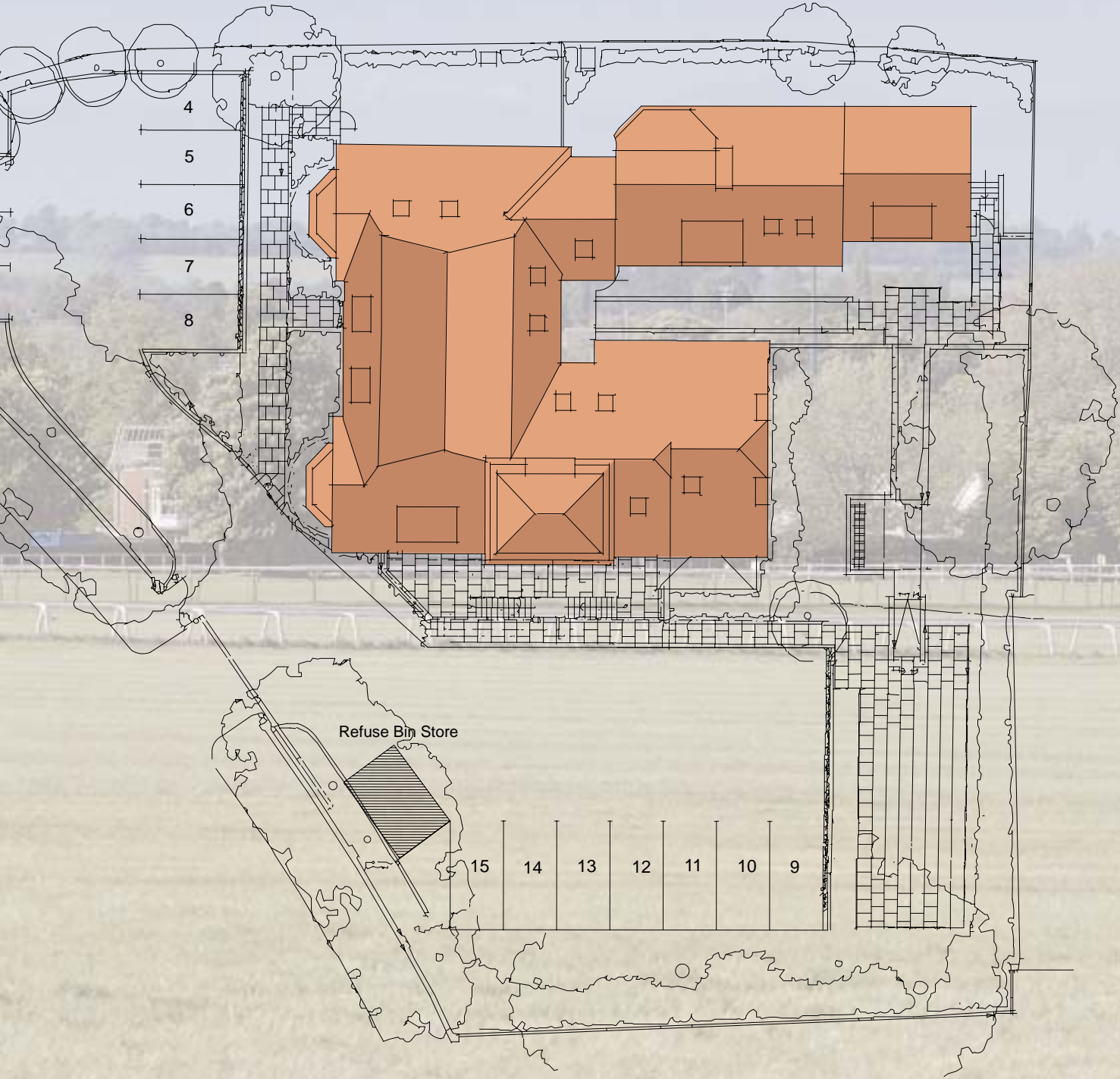


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The photos above are lifestyle images only and not representative of final fixtures and fittings within the development

CECIL LODGE Site Plan



Not to scale - for guidance only

For further information
contact the sole agents



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