



2 Hyperion Court
Newmarket

DAVID
BURR



2 Hyperion Court, Newmarket, Suffolk CB8 0NA

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.

An incredibly spacious and particularly well-presented three-bedroom ground floor apartment boasting an impeccable setting within a peaceful gated residence. The property measures close to 1,800 sq.ft of accommodation boasting an entrance hall, sitting room, kitchen/dining room, utility room, cloakroom, three double sized bedrooms and two bathrooms. The property benefits from two allocated parking space in front of the property, as well as lots of visitors parking. Furthermore, a small gym and sauna is positioned within the building for residents use only.

A beautifully presented and abundantly spacious three-bedroom apartment in a gated residence in town.

ENTRANCE HALL A large and inviting space with a large fitted cupboard and an airing cupboard.

SITTING ROOM A particularly large room with a large box-bay-window to front aspect.

KITCHEN / DINING ROOM A stylishly fitted kitchen with fitted units and drawers with granite worktops over and an inset double sink and drainer. Integrated appliances include an oven, hob, microwave and dishwasher. Tiled floor, ample dining space and French doors leading out to the garden terrace.

UTILITY ROOM Fitted units with worktops over and an inset sink. Space and plumbing for appliances and tiled floor.

CLOAKROOM Extensively tiled with a wash hand basin and WC.

MASTER BEDROOM An abundance of fitted storage, window to front aspect and an **ENSUITE** which is extensively tiled with a bath, shower cubicle, his-and-hers sinks, WC and heated towel rail.

BEDROOM 2 Two fitted wardrobes, window to rear aspect and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, WC, heated towel rail and window to rear aspect.

BEDROOM 3 Window to rear aspect and a fitted cupboard.

GYM There is a small gym situated in the building that is private to residents only. Also, a sauna is positioned near by.

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Outside

The property is approached through electric metal gates that open to the parking area, in which there are two allocated parking spaces for number 2, as well as many guests spaces. There is a small courtyard section of the communal gardens immediately outside the French doors of number 2.

There is also a secure storage room positioned within the building

SERVICES Electric underfloor heating throughout. Mains water, drainage and electricity. CCTV. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND F.

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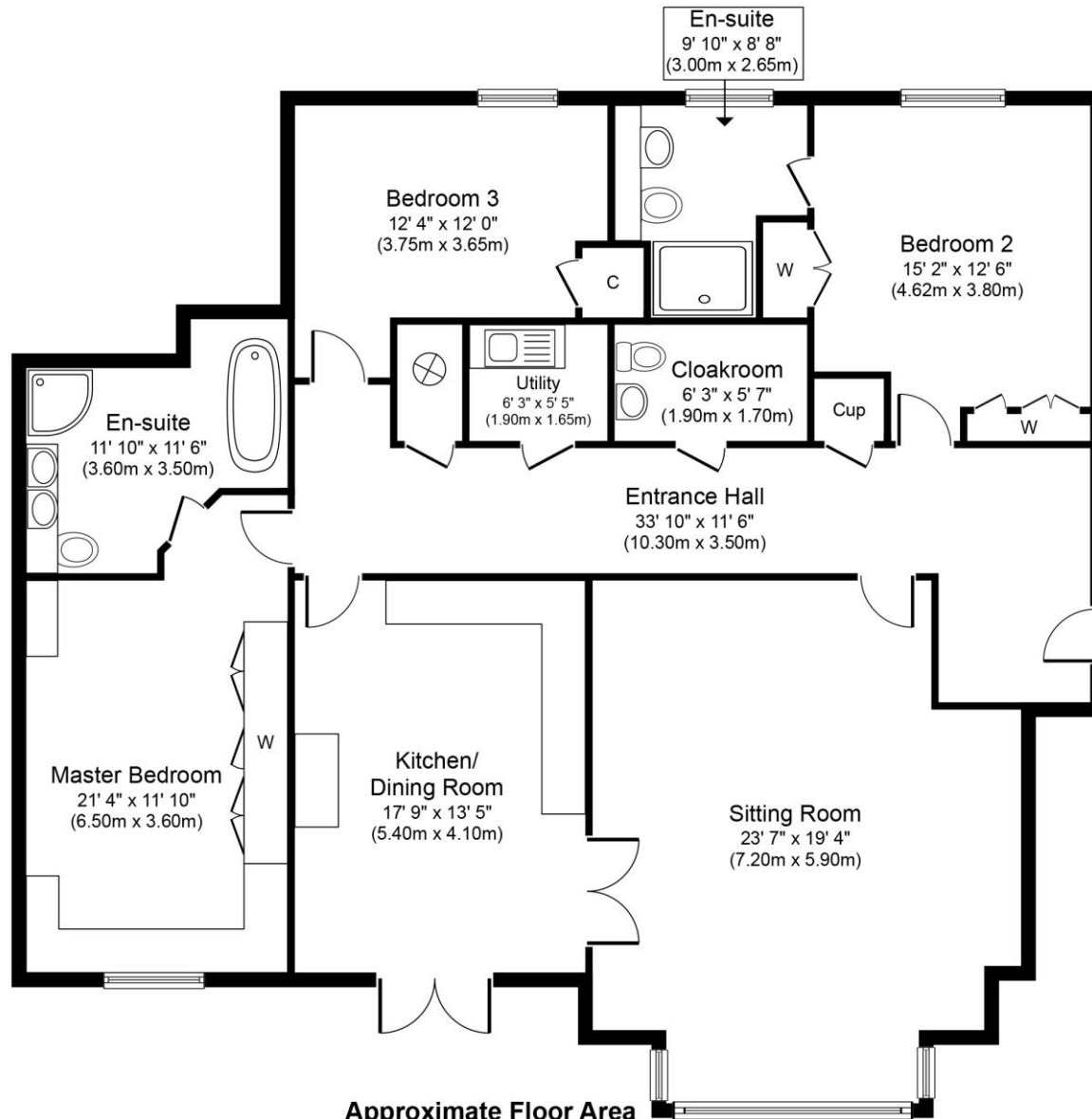
EPC tbc.

AGENTS NOTE The annual ground rent for the property is currently £274 and the service charge is £7,002.66 for the year. The remaining lease currently stands at 979 years.

VIEWING by prior appointment only through David Burr estate agents.

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Approximate Floor Area
1,795 sq. ft.
(166.7 sq. m.)

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