



## 12 The Severals Bury Road, Newmarket

£595,000 Commonhold

Executive Gated Development • Three Double Bedrooms • Three Generous Ensuite Shower/Bathrooms • Swimming Pool, Sauna & Gymnasium Facilities On Site • Two Secure Underground Car Parking Spaces • Town Centre Location With Stunning Views and Balcony/Terrace • Commonhold: 978 Years Remaining On Lease, 1/32 Share Of The Estate Freehold - Service Charge: £4412 p/a. • Self Maintained Private Rear Courtyard Garden • Immaculately Presented With Recently Installed Kitchen & Bathroom Suites • Two Large Reception Rooms & Beautiful Open-Plan Kitchen/Dining Space





Nestled within an exclusive prestigious gated development, this immaculately presented three bedroom townhouse offers a luxurious lifestyle in a prime town centre location. Boasting three generous double bedrooms, each with its own private ensuite shower/bathrooms, this property exudes comfort and convenience and offers over 2000 sqft of internal accommodation. Residents can indulge in the resort-like amenities with on-site swimming pool, sauna, and gymnasium facilities. Two secure underground car parking spaces provide peace of mind for vehicle owners. The development is secure with gated access and intercom system for guests and visitors with the added benefit of on site 24 hour CCTV ideal for a lock up and leave style property - giving a sense of security and privacy. The property features a sleek and recently installed kitchen

and bathroom suites, complementing the two large reception rooms and a beautiful open-plan kitchen/dining space. Enjoy stunning views from the balcony/terrace, and relax in the self-maintained private rear courtyard garden. With a share of the estate freehold and an impressive 978 years remaining on the lease, this residence offers long-term security. A modest annual service charge of £4412 covers the upkeep of this prestigious development.



**Included Within the Service Charge (Agents Notes):** Upkeep of all communal areas including the communal leisure suite with heated swimming pool 1.3m deep. 7m length x 3.5m width. Sauna with shower. Gymnasium with air conditioning, changing rooms with showers, lockers and swipe card entry. Service charge also includes the upkeep of the leisure facilities, grass cutting, hedge maintenance, 24 hour CCTV of the estate, general upkeep of the local area and under ground private parking facilities. Service charges also include building/house insurance and painting of the external woodwork, doors, windows every 5/6 years - For any further information, please do get in touch with Hockeys Estate Agents.

#### **Entrance Hallway**

A spacious entrance hallway with ample fitted storage and stairs rising to the first floor landing, doors leading through into the dining room/reception room, cloakroom and the open-plan kitchen/dining room.

#### **Dining Room/Reception Room 14' 5" x 13' 5" (4.40m x 4.10m)**

Ample fitted storage, box bay window to front aspect. Currently used as a dining room, but could be used as a living room. Space for a 10/12 seat dining table

**Cloakroom** - Stylishly fitted with a wash hand basin and WC.

#### **Kitchen/Dining Room 20' 4" x 18' 8" (6.20m x 5.70m)**

A fantastic space with a stylishly fitted kitchen with fitted units and drawers with granite worktops over and an inset double sink and drainer. Integrated appliances include a fridge-freezer and dishwasher, with further space for a freestanding cooker. Ample dining and seating space, windows and French doors with shutters



#### **First Floor Landing**

Stairs rising from the ground floor and to the second floor. Doors leading through into the utility cupboard, living room and bedroom

#### **Living Room** 20' 8" x 19' 8" (6.30m x 6.00m)

Windows to rear aspect with fitted shutter blinds. Impressive modern real flame gas fireplace embedded to wall. Benefitting from far reaching views over the several immaculately kept grounds

#### **Bedroom Two** 14' 1" x 14' 1" (4.30m x 4.30m)

Fitted wardrobes, box bay window to front aspect space for king size bed with bedroom furniture. Door leading into the ensuite shower room

#### **Ensuite Shower Room** 8' 2" x 6' 3" (2.50m x 1.90m)

Immaculately presented with a shower cubicle, vanity sink unit, WC and window to front aspect.

**Second Floor Landing** – Stairs rising from the first floor with doors leading though into Bedroom three and the principal bedroom

#### **Bedroom Three** 14' 9" x 10' 10" (4.50m x 3.30m)

Fitted wardrobes, window to front aspect, space for a king size bed. Doors leading through into the ensuite shower room

#### **Ensuite Shower Room** 7' 7" x 6' 3" (2.30m x 1.90m)

Beautifully tiled suite with a shower cubicle, vanity sink unit, WC, heated towel rail and a Velux window.

#### **Principal Bedroom Suite** 14' 9" x 14' 5" (4.50m x 4.40m)

A simple gorgeous principal bedroom suite with built-in double wardrobes. Stunning views over the Severals. Doors leading out onto the balcony area and into the impressive four piece ensuite



**Ensuite Bathroom** 10' 10" x 6' 3" (3.30m x 1.90m)

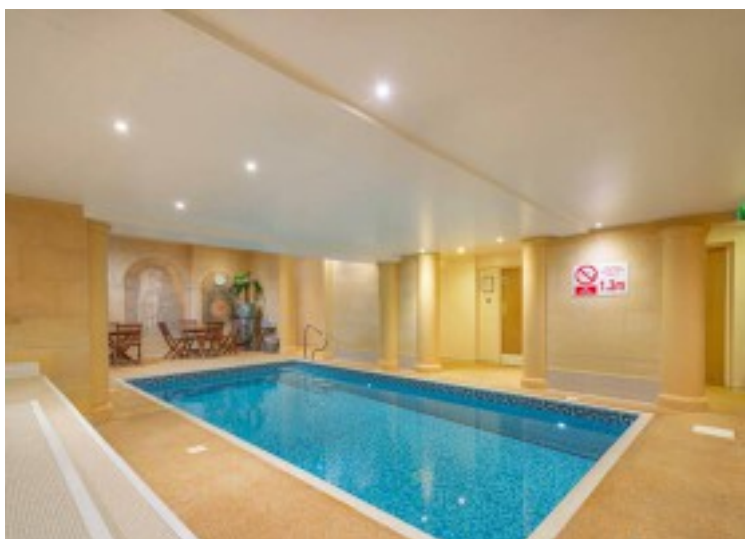
Fully tiled with a deep filled luxurious bathtub with freestanding mixer taps, double sized shower cubicle with waterfall style shower head, vanity sink unit, WC, heated towel rail and a Velux window.

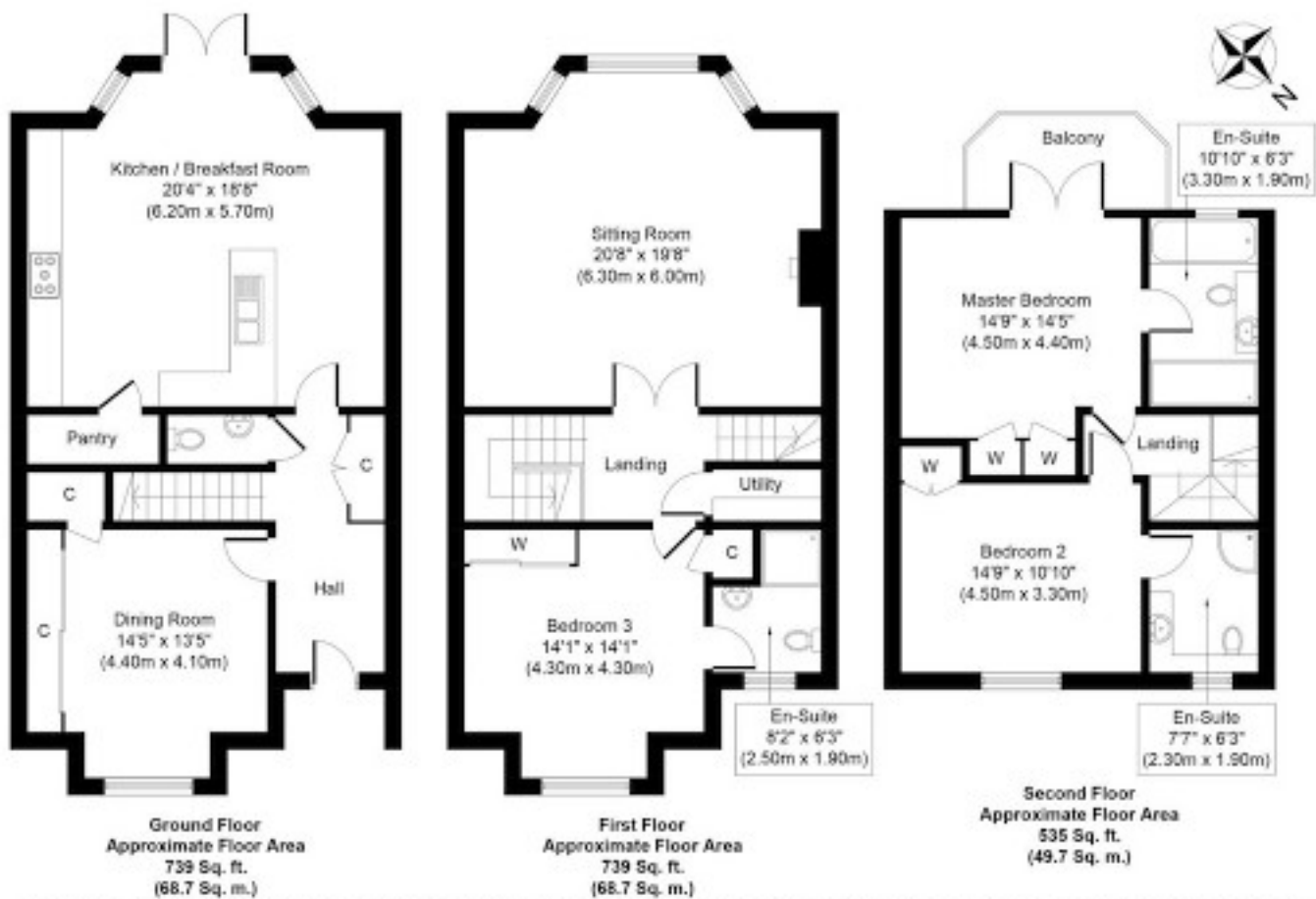
**Outside** - There is allocated parking for two vehicles directly opposite the property under-croft of the central lawn of The Severals development, with additional and ample guest parking at various sections. The front aspect is predominately lawned with a small selection of planted shrubs and plants. The rear garden is incredibly well-presented and predominately paved with a stunning and bespoke water feature. The south-facing garden also backs onto The Severals green and horse-walks.

Newmarket, a small but thriving market town rich in history, is located just 12 miles northeast of Cambridge and is world-renowned for its deep connection to the horse racing industry. Nestled within the lush landscapes of Suffolk, this town has been a centre of equestrian activity since the reign of King James I in the early 17th century, earning it the title 'the centre of horseracing in Britain'. A little fact for the historians amongst you: the first recorded race meeting actually took place in 1622...so a few years back now.

Home to over 3,500 racehorses, more than 60 horse training stables, and two large racetracks (the Rowley Mile and the July Course), not to mention the famous Jockey Club, Newmarket hosts some of the finest horseracing in the world. The town is also home to the National Stud and the National Horseracing Museum, preserving its rich heritage for future generations to come. However, if music is more your thing, there are several popular live music events throughout the year.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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