

Belmont Court, High Street, Newmarket, Suffolk

Pocock + Shaw

14 Belmont Court
High Street
Newmarket
Suffolk
CB8 9BP

A beautifully presented 2-bedroom first floor apartment in sought-after Belmont Court. Features stylish interiors, sitting room with balcony, spacious kitchen/breakfast room & modern shower room.

Benefits from a garage, communal gardens & 999-year lease.

Ideal turn-key home or investment.

Guide Price: £215,000









Newmarket is 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.

Communal Ground Floor Entrance
Stairs to the second floor landing.

Entrance Hall With an entrance door, three built in cupboards, one housing the hot water tank.

Sitting Room 3.79m (12'5") x 3.60m (11'10")
With a feature fire place with open shelving and cupboard space on either side, double doors to the balcony with secondary glazing, two wall light points, wood laminate floor, electric radiator,

Balcony 3.09m (10'2") x 0.90m (2'11")

Kitchen/Breakfast Room 3.37m (11') x 2.71m (8'11")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for a washing machine, space for a fridge, fitted electric oven, built-in ceramic hob, extractor hood, UPVC window to front, wood laminate flooring.

Bedroom 1 3.81m (12'6") x 2.94m (9'8")
With a UPVC window to the front, electric radiator, built in wardrobe.

Bedroom 2 3.16m (10'4") x 2.94m (9'8")
With a UPVC window to the front, electric radiator, built in wardrobe.

Shower Room Fitted with a three piece suite with comprising of a shower enclosure with electric shower, wash hand basin in vanity unit with mixer tap and shaver point, low-level WC, UPVC double glazed window to the front, heated towel rail, woode laminate flooring.

Tenure
The property is held on the residue of a £999 year lease. and owns a share of the freehold. There is an annual service charge of £1450 paid half yearly which covers the building insurance, cleaning of the communal spaces, communal electricity, gardening of the communal areas and gardens. The owners of this flat will acquire a 1/18th share in the freeholding company.

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.

Services () Mains water, drainage and electricity are connected.
The property is heated via electric convector heaters.
The property is not in an conservation area.
The property is in a very low flood risk area.
Internet connection, basic: 18Mbps, Ultrafast: 1000Mbps.
Mobile phone coverage by the four major carriers available.

EPC: TBC

Council Tax C West Suffolk District Council
Viewing By Arrangement with Pocock + Shaw PBS





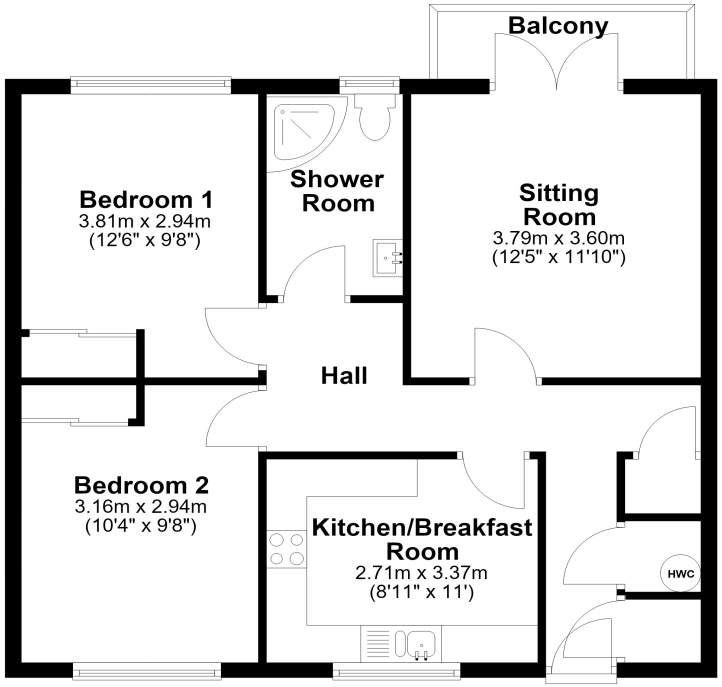






First Floor

Approx. 56.3 sq. metres (606.0 sq. feet)
(excluding Balcony)



Total area: approx. 56.3 sq. metres (606.0 sq. feet)







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

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