



**39 The Maltings, Fordham Road,
Newmarket**

**DAVID
BURR**

39 The Maltings, Fordham Road, Newmarket, Suffolk CB8 7FP

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.

A fantastically presented and particularly spacious two bedroom apartment, located within walking distance of the town centre and railway station. The property boasts abundantly spacious accommodation throughout including an entrance hall, kitchen/dining room, sitting room, store room, family bathroom and two sizeable bedrooms, the master of which enjoys an en-suite. Further benefitting from allocated off-road parking and communal gardens.

A deceptively spacious apartment located within walking distance of town and railway station.

ENTRANCE HALL Entering through the entrance door with a telecom system.

SITTING ROOM With a window to front aspect and a Juliet balcony looking over the horse walk.

KITCHEN/DINING ROOM With fitted kitchen units and worktops over, with an inset double sink and drainer and a hob and extractor fan. Integrated appliances include washer/dryer, dishwasher, oven, fridge and freezer. A fully tiled floor and window to front aspect.

STORE ROOM Housing the combination boiler and a built in wardrobe.

MASTER BEDROOM With built in wardrobes and a Juliet balcony looking over the horse walk. **EN-SUITE;** comprising shower cubicle, WC, wash hand basin, heated towel rail and a fully tiled floor and partially tiled walls.

BEDROOM 2 With 2 windows to front aspect.

FAMILY BATHROOM A extensively tiled room with a wash hand basin, WC, bath with a shower over, wash hand basin and window to rear aspect.

Outside

The property enjoys use of the maintained communal grounds and has allocated off-road parking.

The property is held on a leasehold basis with 123 years remaining on the lease. The ground rent is approximately £250.00 per annum and service charge approximately £1,250.00 per annum.

SERVCS: Gas central heating, main gas, electricity and water. None of which have been tested by the agent.

LOCAL AUTHORITY: Forest Heath District Council.

EPC RATING: B

VIEWINGS: Strictly by prior appointment only through David Burr.

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