



May Gardens, Newmarket, Suffolk

Pocock + Shaw

1 May Gardens
Newmarket
Suffolk
CB8 8FG

A truly exceptional fully refurbished modern 2 bedroom ground floor apartment standing in an attractive modern gated development of just 10 individually designed homes with well maintained communal gardens and located on the favoured south side of town. The property features an excellent well-equipped fitted kitchen and open plan living area and is approached through remotely operated metal security gates leading to a parking area with 2 dedicated spaces for along with visitor parking.

Guide Price £255,000



Location 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 around 13 miles from Newmarket.

Accommodation

Entrance hall with a part glazed entrance door, built in cupboard, recessed ceiling lighting and wood effect flooring.

Open Plan Living/Dining area and Kitchen a superb double aspect room with a recently fitted kitchen with a range of base and wall mounted units, stone effect worktops and up stands, recessed sink and drainer with gold tap, integrated appliances comprising an oven and grill, 4 ring ceramic hob with glass splash back and extractor hood over, fridge and freezer, dishwasher and washer/dryer, recessed ceiling lighting and wood effect flooring.

Bedroom 1 with recessed ceiling lighting and wood effect flooring.

Bedroom 2 with recessed ceiling lighting and wood effect flooring.

Bathroom with a stylish suite with a fitted bath and shower over, hand basin and concealed cistern low level WC, tiled walls and flooring, wall mounted mirror, recessed ceiling lighting.

Outside May Gardens is an attractive modern gated development of just 10 homes, individually designed and with well maintained communal gardens and located on the favoured south side of town.

The property is approached through remotely operated metal security gates with a pedestrian gated access to the side. A driveway leads to a parking area with 2 dedicated spaces for the apartment along with visitor parking.

Services and tenure

Tenure The property is leasehold with a 125 year lease granted in 2017. There is an annual service charge of £1320 which covers buildings insurance, communal gardening, lighting etc. There is a ground rent charge of £100 per annum.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 15Mbps, Superfast 41 Mbps, Ultrafast: 1800Mbps.

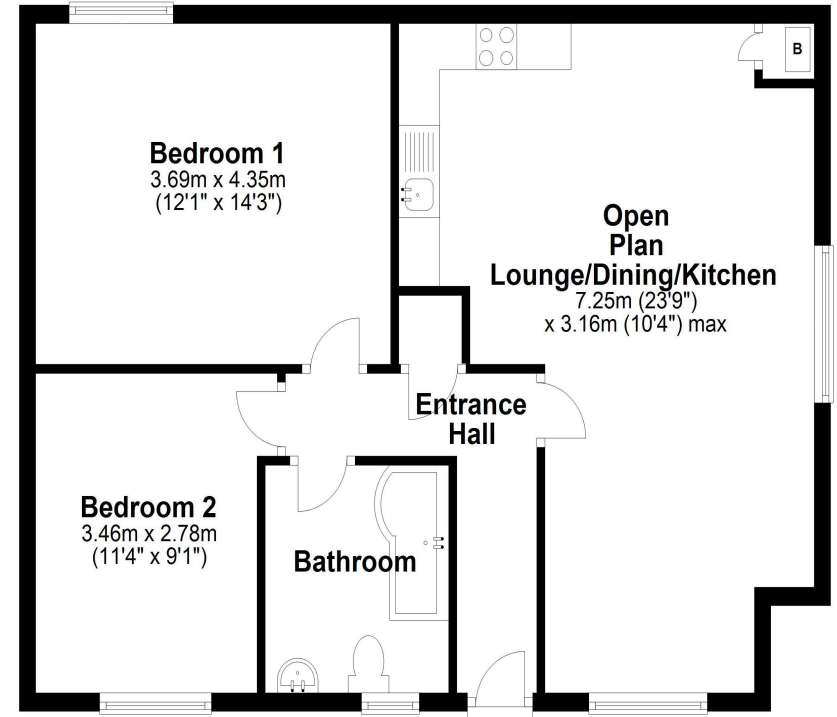
Mobile phone coverage by the four major carriers available.

EPC: C

Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 66.7 sq. metres (717.5 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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