



The Avenue, Newmarket, Suffolk

Pocock + Shaw

Flat 4  
6 The Avenue  
Newmarket  
Suffolk  
CB8 9AA

Pocock + Shaw are delighted to bring to the market this two bedroom second floor apartment strategically positioned in a prime location near the town centre. The property benefits from secure entry system and underground parking.

Guide Price £190,000



Newmarket 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 Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

The property is entered via the communal front entrance door into the communal entrance hall. The entrance hall has a built-in cupboard housing the gas fired boiler, secure entry phone, wood effect floor and oak door into the sitting/dining room and kitchen. The superb double aspect open plan sitting/dining room has two large sash windows to the side, ceiling mounted spotlights and wood effect floor. The stylish kitchen has high gloss units base and eye level units with satin steel handles, sink with drainer, granite worktops with upstands, integrated appliances including a single oven with matching stainless steel extractor hood, four ring ceramic hob, slimline dishwasher, fridge and washer dryer, ceiling mounted spotlights and wood effect floor.

The principal bedroom is generously sized with a sash window to the rear, built in wardrobe, ceiling mounted spotlights and well finished en-suite shower room with fully tiled walls and floor, fully enclosed shower unit, wash basin, heated towel rail and extractor fan. Bedroom 2 has a sash window to the side and ceiling mounted spotlights. The family bathroom has fully tiled walls and floor, bath with shower over and glass shower screen, wash basin with mirror and shaver point, concealed unit wc, heated towel rail and extractor fan.

**Outside**  
Underground secure parking  
Communal garden areas with mature planting .

**Tenure**  
The property is leasehold and is held on the residue of a 99 year Lease from 2007. There is an annual service charge and ground rent (TBC) for the general upkeep of the communal areas and buildings insurance.

Service Charge for the last 12 months up to 30th April 2024 - payments of £204.55 a month over 10 months.

The ground rental in the sum of £300 for the initial 25 years of the lease (Increases by £300 every 25 years) is collected directly by the freeholders, being The Compton Group, which equates to £25 a month until 2031.

**Services**  
Mains water, gas, drainage and electricity are connected.

The property is in a conservation area. The property is in a low flood risk area.

Council Tax Band: D West Suffolk District Council

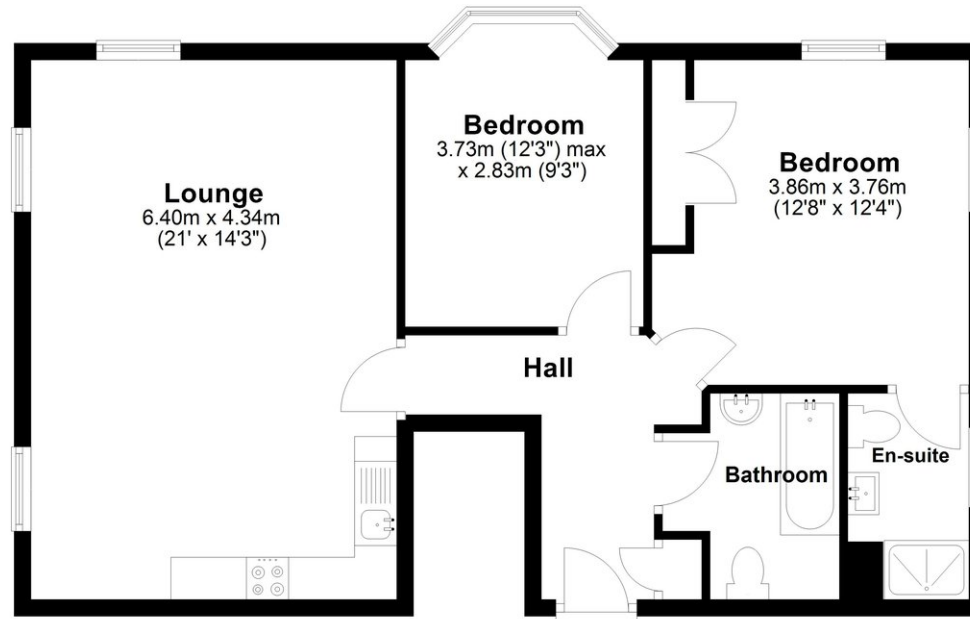
Total Sq Footage - 732

**Broadband**  
Basic - 21 Mbps  
Superfast - 80 Mbps  
Ultrafast - 1000 Mbps

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. PBS



## Apartment



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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