



Meridian Gardens, Newmarket

Pocock + Shaw

17 Meridian Gardens
Bury Road
Newmarket, CB8 7FD

A luxury and graciously proportioned 1st floor apartment set within a stunning gated development with its own balcony overlooking the landscaped gardens. This impressive property comprises of a large sitting room, kitchen with built in appliances, master bedroom with large en suite, off road parking, communal gardens.

INVESTMENT BUYERS ONLY
EPC: B

Guide Price £299,000



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.

Meridian Gardens is a prestigious development of individual luxury apartments, designed by the award winning developers Highland Homes, and is situated along the sought after Bury Road. The sizeable apartment has been well designed to offer light and spacious accommodation with high ceilings and extensive glazing. With the benefit of a gas underfloor heating system in detail the accommodation includes:-

First Floor

Communal Hall

Entrance Hall

With an entrance door, built in cupboard, second cupboard with plumbing for a washing machine, range of built in shelving with cupboards under.

Cloakroom

Fitted with a low level w.c, handbasin.

Sitting Room 7.92m (26') x 5.04m (16'6")

A superb bright and spacious room with large windows to the rear overlooking the communal gardens, sliding door to the Kitchen, fitted gas fire, sliding door to the Balcony.

Kitchen 5.67m (18'7") x 1.95m (6'5")

Comprising of an extensive range of fitted cupboards and drawers with working surfaces over, stainless steel sink unit, gas hob with and extractor hood over, built in oven, integrated dishwasher, integrated fridge freezer, wall mounted combination gas boiler serving the heating and hot water systems, tiled floor.

Bedroom 4.20m (13'9") x 3.57m (11'9")

With a window to the side, range of double wardrobes with mirrored sliding doors.

En Suite Bathroom

Fitted with a five piece suite comprising of a bath, large shower enclosure with glass screen, handbasin in a vanity unit with cupboard under, bidet, low level wc with a concealed cistern, extensive wall tiling, tiled floor, extractor fan.

Outside

Meridian Gardens is approached through automatic gates that lead to secure and well lit allocated and visitors parking. The communal landscaped grounds are surrounded by mature trees with lawns and flower borders.



Tenure

The property is leasehold. Ground Rent payable yearly for last year was £326.92. Service charge - paid Half yearly – last payment was - £3,512.17(for the year). Lease is 125 Years from September 2010.

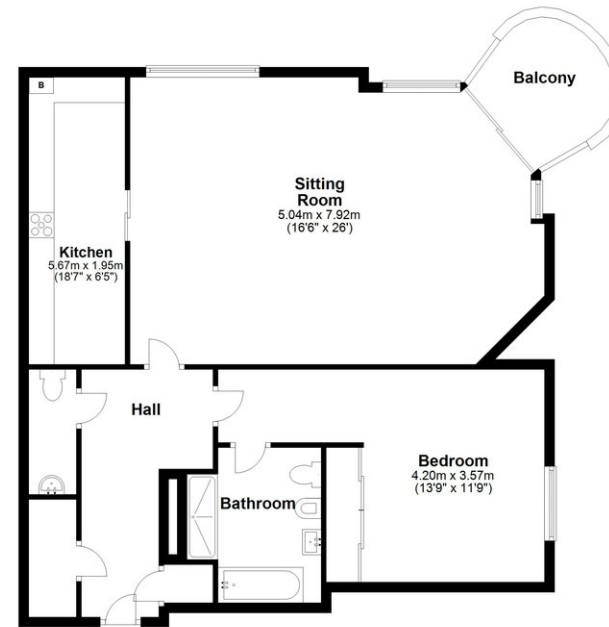
Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: D West Suffolk District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS

First Floor
Approx. 100.0 sq. metres (1076.8 sq. feet)



Total area: approx. 100.0 sq. metres (1076.8 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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

