



19 Hyperion Court, Falmouth
Avenue



A stunning luxury 2nd floor apartment offering generous accommodation, use of a private gym and set within an elegant, gated development close to the racecourse and Newmarket High street.

This impressive property comprises of a large sitting room, kitchen with built in appliances, master bedroom with large en suite, double 2nd bedroom, shower room, off road parking, communal gardens. Under floor heating.

Viewings by appointment

Rent: £1,250 pcm

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 regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Entrance Hall

Shower Room

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC tiled splashback with recessed spotlight.

Sitting / Dining Room 6.58m (21'7") x 5.13m (16'10") plus 6.58m (21'7") x 3.27m (10'9")

Kitchen 3.80m (12'6") x 2.24m (7'4") plus 3.80m (12'6") x 2.24m (7'4")

Bedroom 1 3.79m (12'5") x 3.43m (11'3") plus 3.71m (12'2") x 3.43m (11'3")

En-suite Bathroom

Fitted with three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC.

Bedroom 2 4.75m (15'7") x 2.82m (9'3") plus 4.45m (14'7") x 2.82m (9'3")

Application Fees (non-refundable)

Single person

£200.00 plus a £100 Holding Payment

Company

£270.00 plus a £100 Holding Payment

Couple or 2 sharers

£270.00 plus a £100 Holding Payment

3 Sharers

£340.00 plus a £100 Holding Payment

Guarantor

£70 (charged in addition to the above fees)

Tenancy Renewal Fee & New Agreement Fee if applicable : £80.00

Change of Tenant Fee: £200.00 In shared households where 1 or more tenants wish to leave the property mid-tenancy and therefore find a replacement, Pocock & Shaw will reference a new tenant joining and existing tenancy and issue a new contract and reregister the deposit.)

After payment of fees, holding payment and return of application forms the property will be removed from the market and referencing will commence. **Should you decide not to proceed with the tenancy for any reason, these fees and holding payment will not be refunded.**



Second Floor

Approx. 84.9 sq. metres (913.8 sq. feet)



Total area: approx. 84.9 sq. metres (913.8 sq. feet)



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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